



## Stationfields, Tamworth

**£159,950**

- Two Bedroom Park Home - Short Walk into Tamworth Town Centre
- Both Bedrooms with Fitted Wardrobes
- South-Facing Garden
- Council Tax Band - A - No dogs permitted - Residents 50+
- Open-Plan Living Room and Dining Area
- Shower Room
- Spacious Parking to the Rear
- Well Presented Kitchen with Integrated Hob/Oven
- Raised Seating Area with Railing
- Monthly Site Fee - £205.94 - Reviewed 1st April

# 39 Stationfields, Tamworth B79 7JU

This well-presented two-bedroom park home offers comfortable, single-level living in a neutral and modern scheme throughout. Upon entering through the front door, you are welcomed into the fitted kitchen, complete with an integrated oven and hob and space for a washing machine, fridge and freezer; all finished in a clean, neutral design.

Moving through, the property opens into a spacious open-plan living and dining area, ideal for both relaxing and entertaining. A feature fireplace provides a welcoming focal point, while doors lead out to the outside to a raised seating area, complete with railings, creating a pleasant spot to enjoy the outdoors.

From the hallway, there are two well-proportioned bedrooms, both fitted with wardrobes, offering ample storage. Centrally located is a sleek and modern shower room, conveniently positioned to serve both bedrooms.

To the rear of the property is a pleasant south-facing patio area, surrounded by established planting and lawn, with the added benefit of a greenhouse. It also has its own spacious parking to the back.

Stationfields is well positioned close to local shops and everyday amenities, with Tamworth town centre and supermarkets a short distance away. Healthcare facilities, transport links including Tamworth railway station, and nearby green spaces are all easily accessible.

Monthly site fee - £205.94

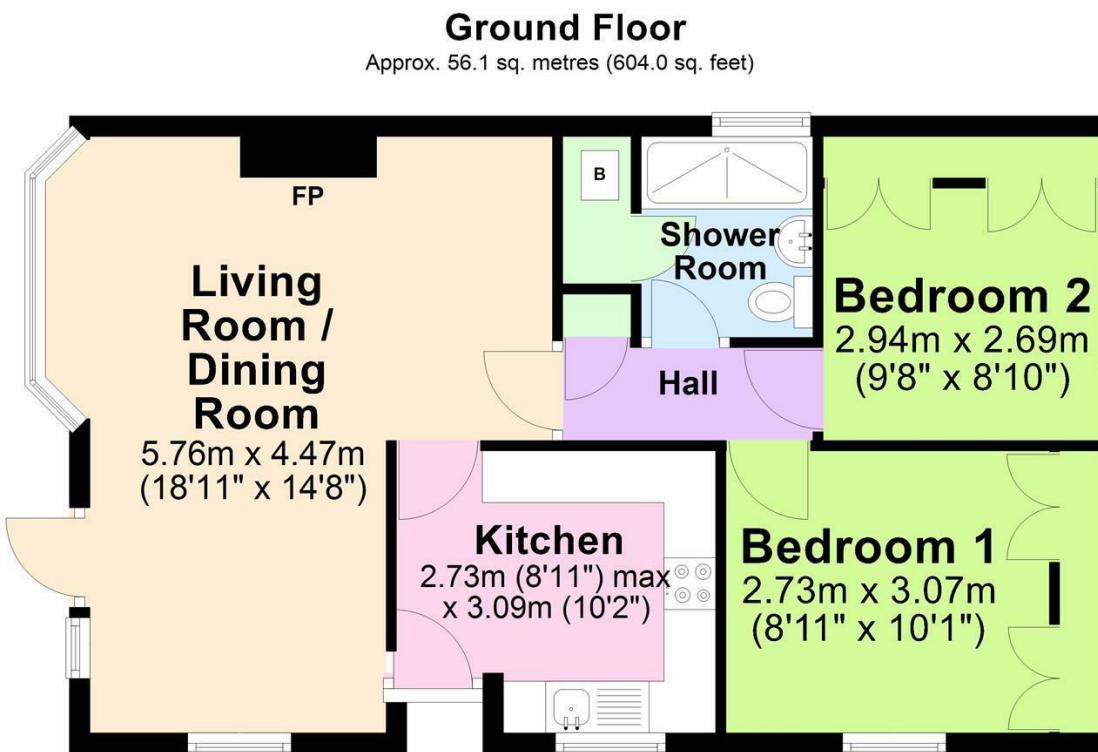


Council Tax Band: A



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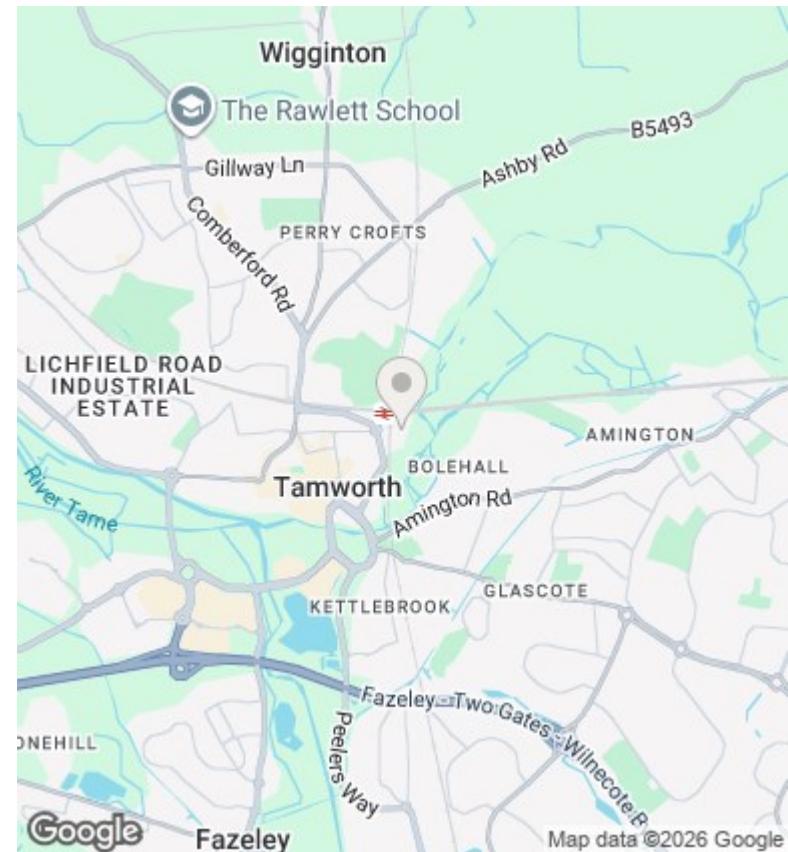
Total area: approx. 56.1 sq. metres (604.0 sq. feet)

## Viewings

Viewings by arrangement only. Call 01827 66686 to make an appointment.

## Council Tax Band

A



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC