

ROYSTON & LUND



Tamworth Road, Polesworth, Tamworth

Price Guide £289,950

- Unique Village Location
- Cosy Sitting Room
- Delightful Gardens with Field Views at the Rear.
- Stunning Two Bedroom Traditional Semi-Detached
- Long Driveway
- Freehold
- Refitted Kitchen and Bathroom
- Large End Plot

78 Tamworth Road, Tamworth B78 1HX

Royston & Lund are delighted to bring to the market this superbly appointed two bedroom traditional semi-detached home in Polesworth, sold with no upward chain, this property sits on a end plot with fields to the rear and off street parking. Conveniently located for easy access into the centre of Tamworth, as well as fantastic transport links for the A5 and M42.

In brief down stairs there is a dining / sitting room, open plan lounge with re-fitted kitchen with WC off. Upstairs there are two well proportioned bedrooms and a re-fitted bathroom. To the front there is a lawned garden with driveway that continues to the side, there is a paved area and large lawned area garden to rear and side with far reaching views.

An uplift clause of 50% will be placed on the garden area for if anyone was to gain planning permission for a another dwelling and any intending purchaser will be able to obtain further information regarding this from the vendors solicitors.



Council Tax Band: C







TOTAL FLOOR AREA: 933 sq.ft. (86.7 sq.m.) approx.

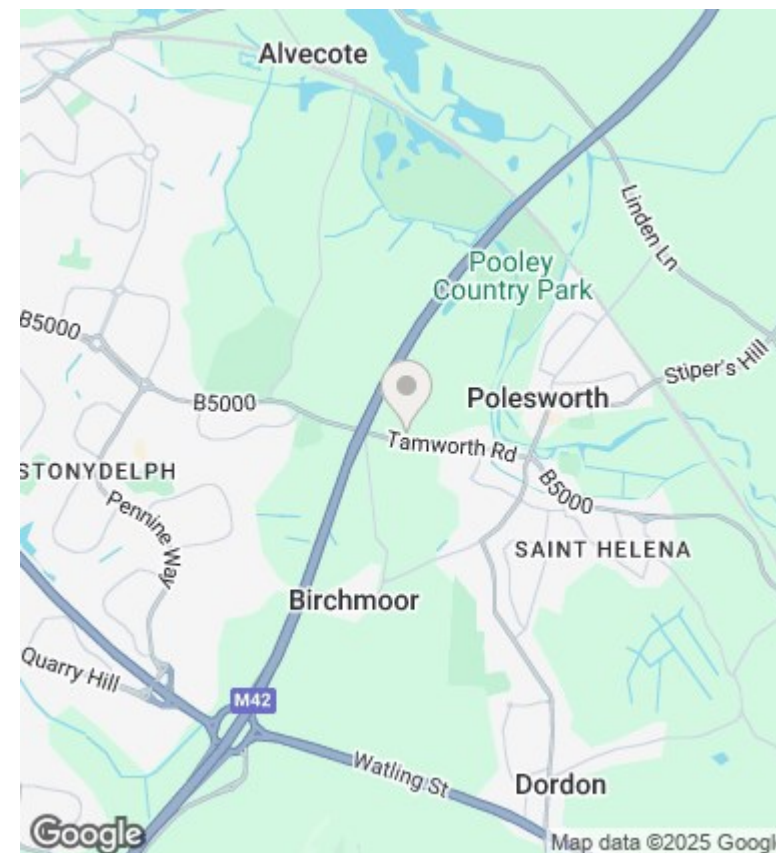
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropia C5025

Viewings

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

Council Tax Band

C



| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 86 |
| (81-91) B | | |
| (69-80) C | 70 | |
| (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 | |