



## Amington Road, Bolehall. Tamworth

Price £280,000

- REDUCED DUE TO RE-LOCATION - No Upward Chain
- Kitchen and separate Utility
- Further Bedroom to attic
- Council Tax B
- Three Bedroom Semi-detached house
- Enclosed staircase to first floor landing
- Delightful rear mature gardens
- Separate Dining Room / Sitting Room.
- Two Bedrooms and Family Bathroom
- No Off Road Parking

# 61 Amington Road, Tamworth B77 3LN

Calders Residential are pleased to present this stunning traditional three bed semi detached home with accommodation over three floors and occupies a slightly elevated position. The property includes double glazing and central heating. This delightful property offers a porch through to hallway, separate lounge and dining room, refitted kitchen and separate utility, enclosed staircase to first floor landing, with a spacious family bathroom and separate shower also having two bedrooms followed by second floor attic bedroom. Delightful rear mature garden with patio, lawn, shrubs in borders and decked area. No off road parking.

The property is situated within a popular residential location with amenities on the doorstep including easy access to Tamworth town centre.

Don't miss out on the opportunity to make this lovely house your new home. Contact us today to arrange a viewing and experience the charm and comfort this property has to offer.



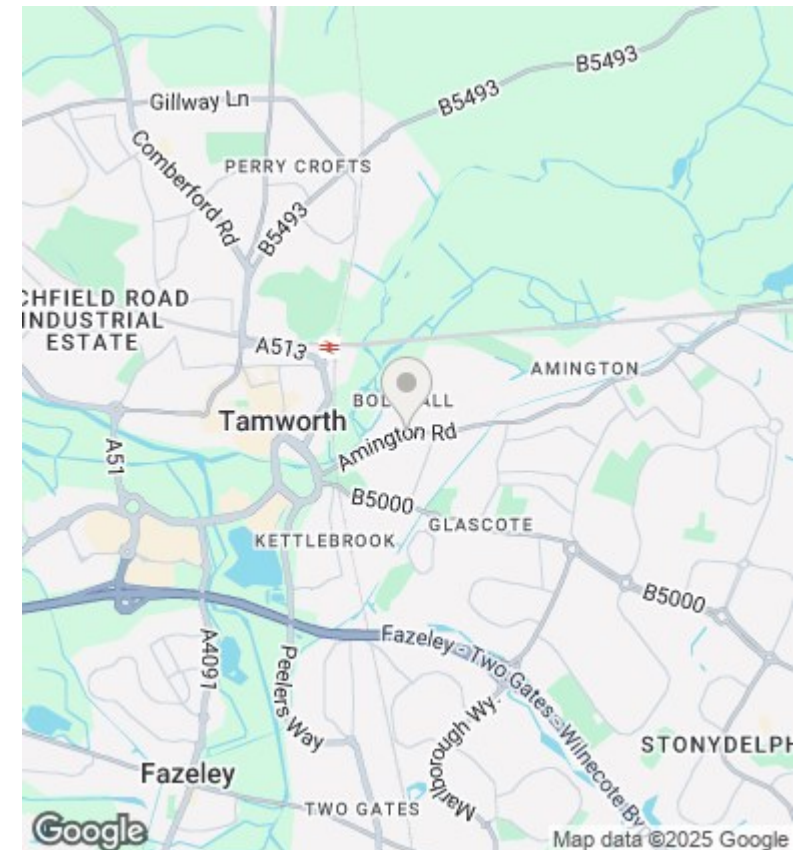
Council Tax Band: B







TOTAL FLOOR AREA : 1293 sq ft (120.1 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 mis-statement. 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.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		80
(69-80) <b>C</b>		
(55-68) <b>D</b>	52	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

## Viewings

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

## Council Tax Band

B