



## Salters Lane, Tamworth

Price £249,950

- Mid Terraced Home
- Large Kitchen/Diner
- Off Road Parking to Front
- EPC Rating C
- Located Within Easy Reach of the Town Centre
- Three Bedrooms
- Rear Garden with Decked Area
- Lounge/Dining Room with French Doors
- Family Bathroom
- Council Tax Band B

# 3 Salters Lane, Tamworth B79 8BH

Calders Residential are delighted to offer this three bedroom mid terraced home located within easy reach of the town centre.

The property comprises of through hallway leading to the lounge/dining room complete with French doors leading out to the rear garden, large fitted kitchen/diner and guests cloaks to the ground floor. To the first floor are three bedrooms and family bathroom. There is off road parking to the front and the rear garden is low maintenance complete with decked area.

Tamworth enjoys excellent shopping options, from high-street stores in Ventura Retail Park to independent shops in the historic town centre. The town is well-served by leisure facilities, including the Tamworth Snowdome, which offers indoor skiing and snowboarding and a 25m swimming pool, gym and spa. For those seeking outdoor activities, Tamworth has numerous parks, including the beautiful Castle Grounds and the nearby Kingsbury Water Park.

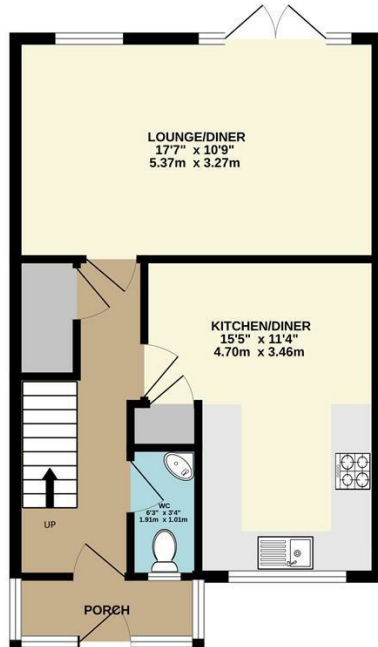


Council Tax Band: B

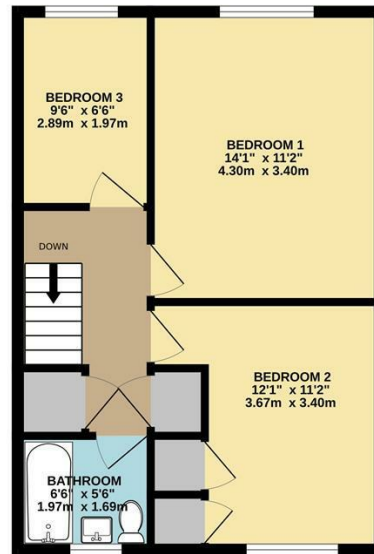




GROUND FLOOR  
489 sq.ft. (45.4 sq.m.) approx.



1ST FLOOR  
461 sq.ft. (42.8 sq.m.) approx.



TOTAL FLOOR AREA: 950 sq.ft. (88.2 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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## Viewings

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

## Council Tax Band

B



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		89
(81-91) <b>B</b>	76	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	