

# ROYSTON & LUND



## 12 Milo Crescent, Fazeley, Tamworth

£109,950

- First Floor Maisonette
- Lounge
- Bathroom with Shower over Bath
- Council Tax Band A - EPC Rating C
- One Bedroom
- Kitchen
- Off Road Parking to Front
- Storage Cupboard to Front
- Good Sized Bedroom
- Garden Area to Rear

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# 12 Milo Crescent, Tamworth B78 3LD

Royston & Lund are delighted to offer for sale this first-floor maisonette, ideally situated on the popular Fazeley estate. The property benefits from excellent transport links, with convenient access to the A5, M42 and Tamworth train station, making it perfect for commuters.

This home represents an ideal opportunity for a first-time buyer or investor, with the option to retain the current tenant if desired.

The property enjoys its own private entrance to the side, leading into an entrance hall with stairs rising to the first floor. The accommodation comprises a spacious lounge, fitted kitchen, bathroom with shower, and a generously sized bedroom.

Externally, there is off-road parking to the front, along with a useful storage cupboard. To the rear, the property benefits from a lawned garden area, offering pleasant outdoor space.

Conveniently located, Ventura Retail Park is just a short walk away, while the shops, restaurants and amenities of Tamworth town centre are also within easy reach. For those who enjoy outdoor pursuits, Tameside Nature Reserve is only a short distance away.

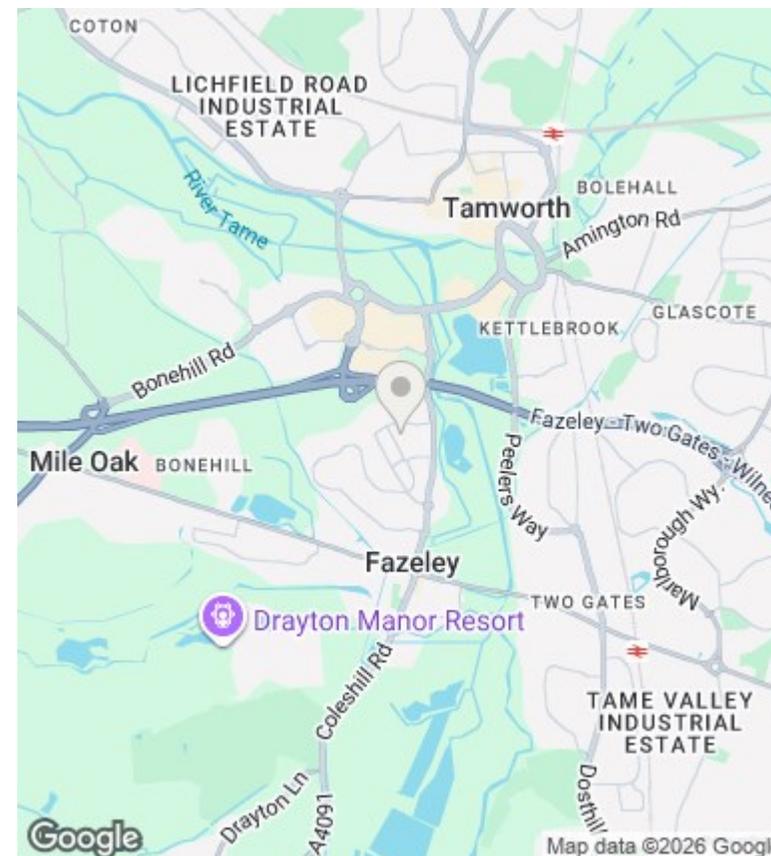
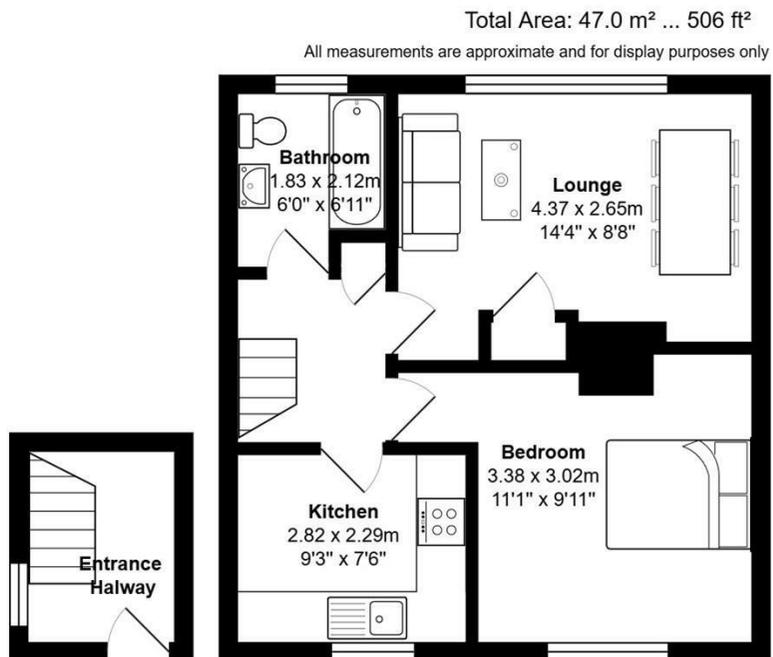
Early viewing is highly recommended to appreciate the location and accommodation on offer.



Council Tax Band: A







## 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	73	73
(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	