

# ROYSTON & LUND



## Kensington Drive, Tamworth

Offers In The Region Of £380,000

- Four Bedroom/Three Floor Mid-Terraced
- Principal Bedroom with En-suite
- Office
- Council Tax Band - D
- Open-plan Kitchen/Diner
- Ground Floor WC/First Floor WC
- Garden with Decking / Double Driveway
- Ground Floor Extension with Bi-Fold Doors
- Integral Garage
- EPC Rating - C

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# 20 Kensington Drive, Tamworth B79 8RE

Royston & Lund are delighted to present this stylish four-bedroom mid-terraced property, arranged over three floors, offering versatile living space and modern features throughout.

On the ground floor, the heart of the home is the kitchen/diner, fitted with integrated appliances including a gas hob, fridge, and dishwasher. Underfloor heating adds comfort in both the dining area and the open-plan lounge extension, where two Velux windows and bi-fold doors flood the space with natural light and provide seamless access to the decking garden. A convenient WC and an integral garage complete this level.

The first floor offers a cosy living room with a fireplace, alongside two well portioned bedrooms and a further WC.

On the top floor, the principal bedroom benefits from its own en-suite shower room, while a third bedroom is served by a family bathroom featuring both a separate bath and shower.

To the front of the property, there is off-road parking for two vehicles, adding to its practicality.

This property is in a convenient spot with schools such as Flax Hill Junior Academy and Landau Forte Academy QEMS close by. Tamworth High Level station is less than a mile away, and local bus stops are on the street itself.

For drivers, the property offers quick access to the A5, M42, and A38, making commuting to Birmingham, Lichfield, or Leicester straightforward.

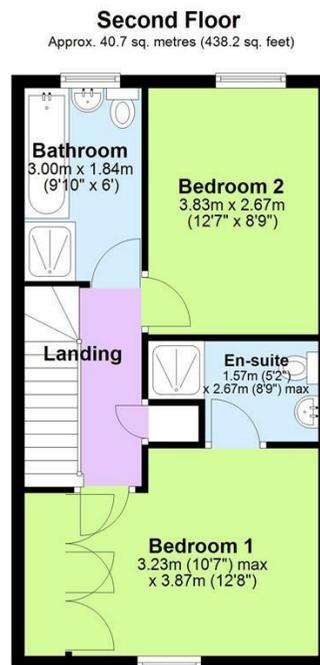
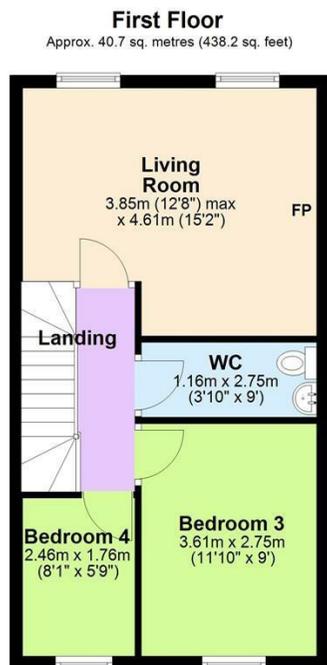
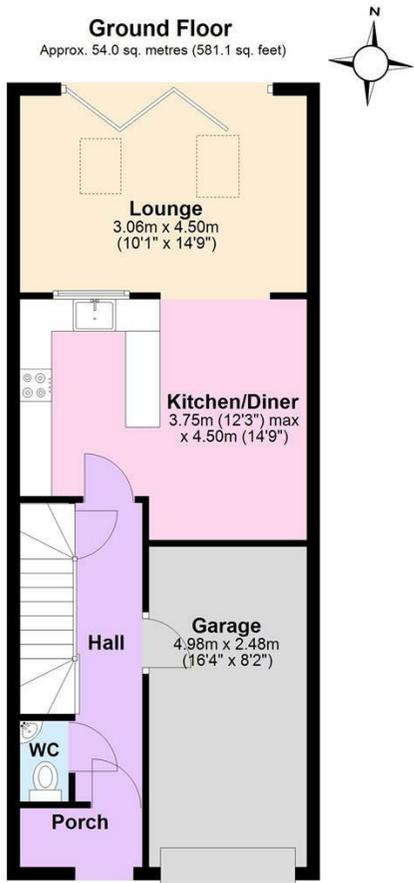
Everyday shopping is easy with Sainsbury's and Asda nearby, while Ankerside Shopping Centre in the town centre provides a wider choice. Healthcare is well covered with local GP practices and Sir Robert Peel Community Hospital within two miles.



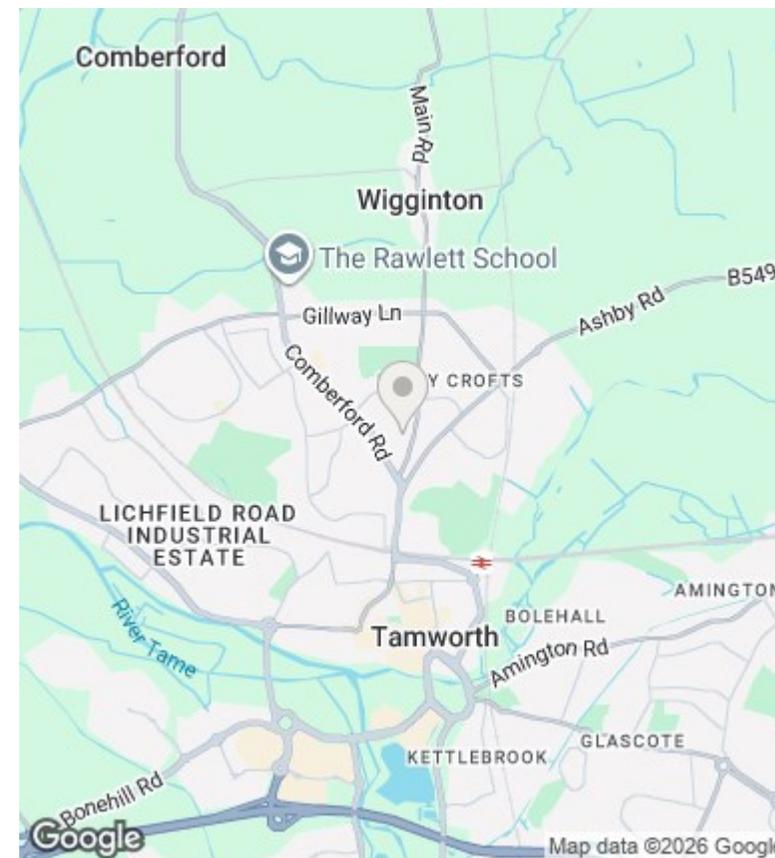
Council Tax Band: D







Total area: approx. 135.4 sq. metres (1457.5 sq. feet)



## Viewings

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

## Council Tax Band

D

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	70	75
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	