

# ROYSTON & LUND



## Aldridge Close, Birchmoor, Tamworth

Asking Price £135,000

- One Bedroom Corner House
- Open Plan Living
- Three Piece Bathroom
- Council Tax Band B & EPC Rating E
- Off Street Parking
- Ideal First Home
- Freehold
- No Upward Chain
- Bedroom With Storage
- Management Company Charge - £498 per 6 months

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## 31 Aldridge Close, Tamworth B78 1AX

Royston and Lund are delighted to bring to the market this one double bedroom corner house in Birchmoor that is sold with no upward chain. This property would ideally suit a first time buyer or buy to let investor and is ideally situated for easy access into the centre of Tamworth.

In brief there is a lounge/diner that has built in storage and a separate fitted kitchen that has an integrated oven and space for free standing appliances. to the first floor there is a well proportioned double bedroom with storage and a three piece bathroom consisting of a bath with shower overhead, WC and wash basin.

Tamworth is well connected with the A5 and M42, allowing good access to the surrounding major cities of Birmingham, Nottingham and Leicester. The town has a Train Station and a wealth of amenities on offer in both the town centre and the outskirts with the Ventura Retail Park.

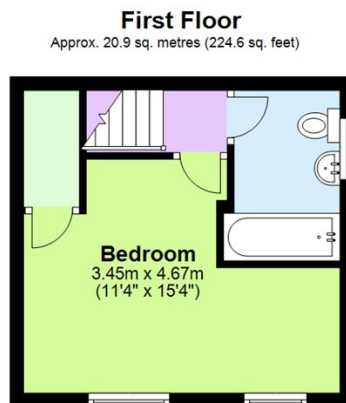
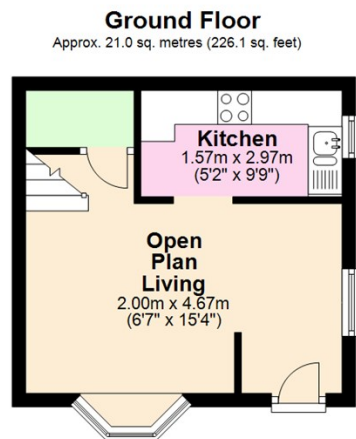


Council Tax Band: B









Total area: approx. 41.9 sq. metres (450.7 sq. feet)

Where every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken of any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

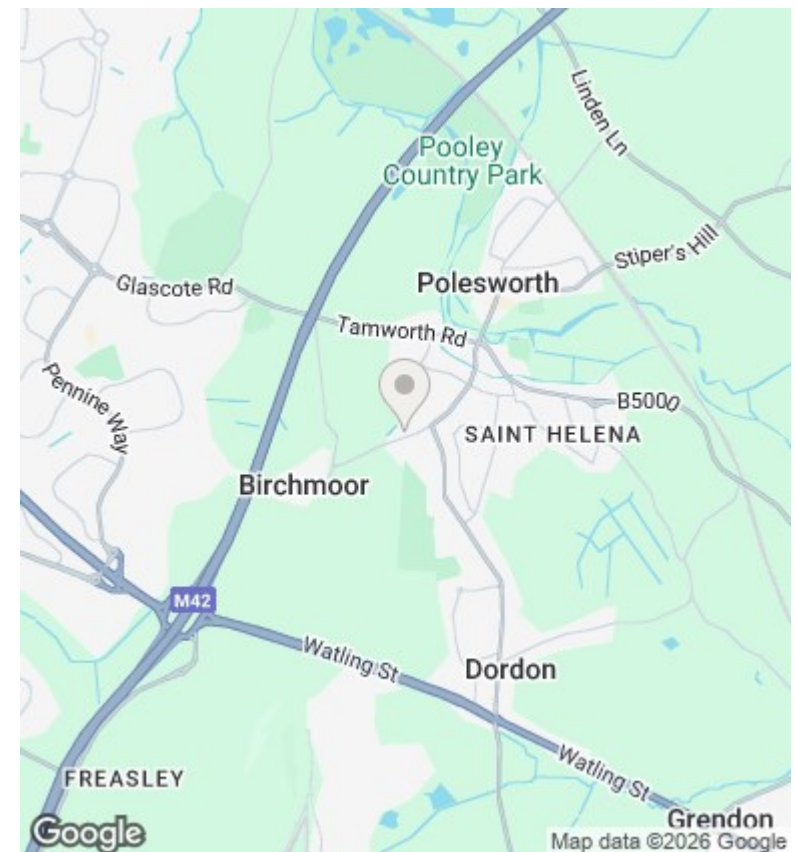
Plan produced using PlanUp.

## 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>                          |         | 92        |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            | 49      |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |
| EU Directive 2002/91/EC                     |         |           |
| England & Wales                             |         |           |