

# ROYSTON & LUND



## Hawksworth, Tamworth

£159,950

- Mid Terraced Home with Stannah Lift to First Floor
- Lounge
- Wet Room
- EPC Rating D
- Entrance Hall
- Kitchen/Diner
- Garden to Front & Rear Garden with Pedestrian Access
- Guests Cloaks
- Three Bedrooms
- Council Tax Band A

1 Victoria Road, Tamworth, Staffordshire, B79 7HL  
01827 66686

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# 47 Hawksworth, Tamworth B77 2HH

Royston and Lund are pleased to offer for sale this mid terraced home benefitting from lift access up to the first floor and being offered with no upward chain. Local amenities and schools are nearby, with Tamworth town centre and Ventura Retail Park being a short drive away.

The property is located off a pedestrian walk way and comprises to the first floor, of entrance hall, guests cloaks, lounge and kitchen/diner. A Stannah lift is fitted to give access up to the first floor. Three bedrooms and a wet room are off the landing.

To the rear is a paved patio with lawned area and brick store and rear pedestrian access.



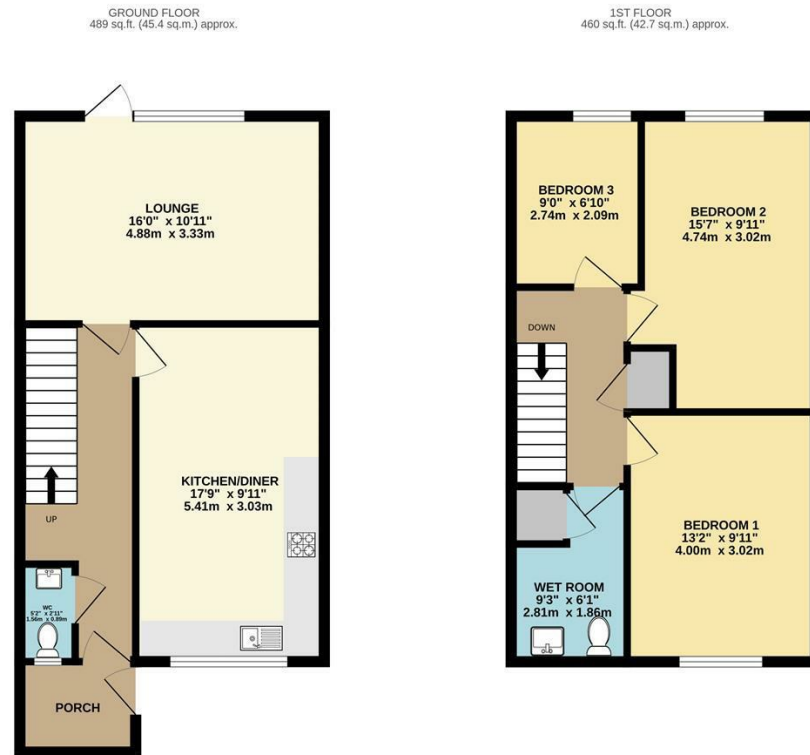
Council Tax Band: A



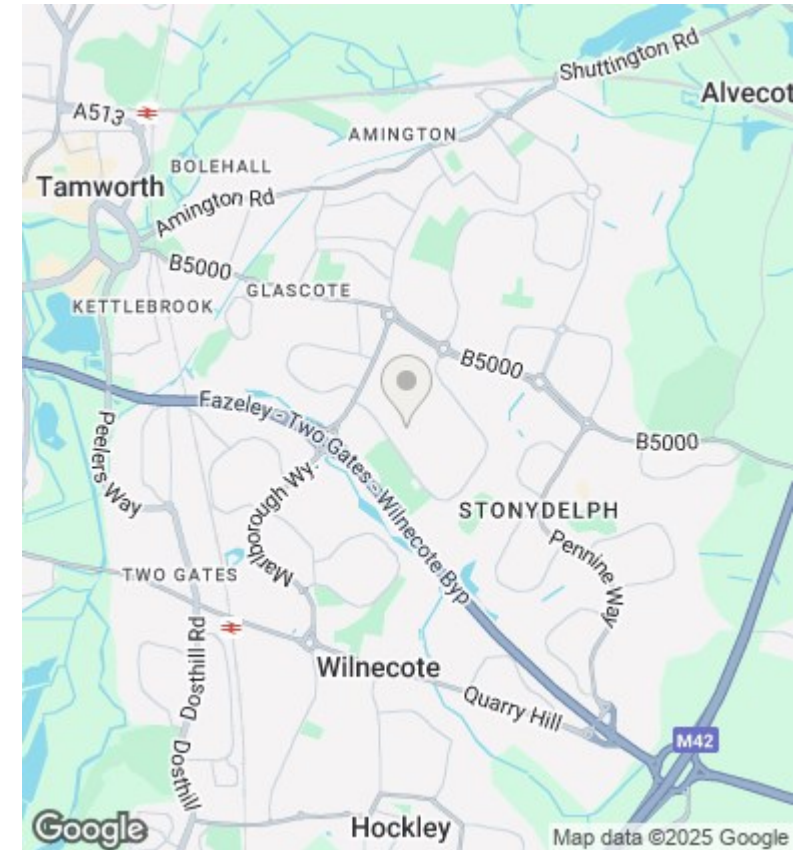








TOTAL FLOOR AREA: 949 sq.ft. (88.1 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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>		<b>85</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>67</b>	
(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

A