



Claremont Road, Tamworth

Offers In The Region Of £275,000

- Detached Family Home
- Private Rear Garden
- Good Transport Links For A5 & M42
- Council Tax Band D
- No Upward Chain
- Close To Centre Of Tamworth
- Freehold
- Ample Off Street Parking + Garage
- Potential To Add Value After Full Refurbishment
- EPC Rating D

108 Claremont Road, Tamworth B79 8ES

Calder Residential are delighted to bring to the market this three bedroom detached family home in Tamworth, so with no upward chain. The property has potential to add value as needs full modernisation and is conveniently situated just outside the centre of Tamworth town centre with fantastic transport links for the A5 & M42.

In brief there is an entrance porch that leads to the hallway with built in storage, a lounge, dining room and a fitted kitchen. To the first floor there are two double bedrooms, one single bedroom and a three piece bathroom consisting of a bath, WC and wash basin. To the front there is ample off street parking and a single integral garage. To the rear there is a private enclosed garden with block paved patio, mature shrubs, tree, lawn and fenced boundaries.

Tamworth is a vibrant and historic market town offering a perfect blend of heritage and modern living. Located in Staffordshire, Tamworth is well-known for its rich history, including the iconic Tamworth Castle and the picturesque River Tame. The town provides a wide range of amenities, making it an ideal place for families, professionals, and retirees alike.

Tamworth boasts excellent shopping and dining options, with Ventura Retail Park and a variety of local boutiques, cafes, and restaurants. The town is also home to several well-regarded schools, making it a popular choice for families. For leisure, residents can enjoy the Snowdome, a year-round indoor snow sports venue, and the beautiful Castle Grounds, perfect for outdoor activities.

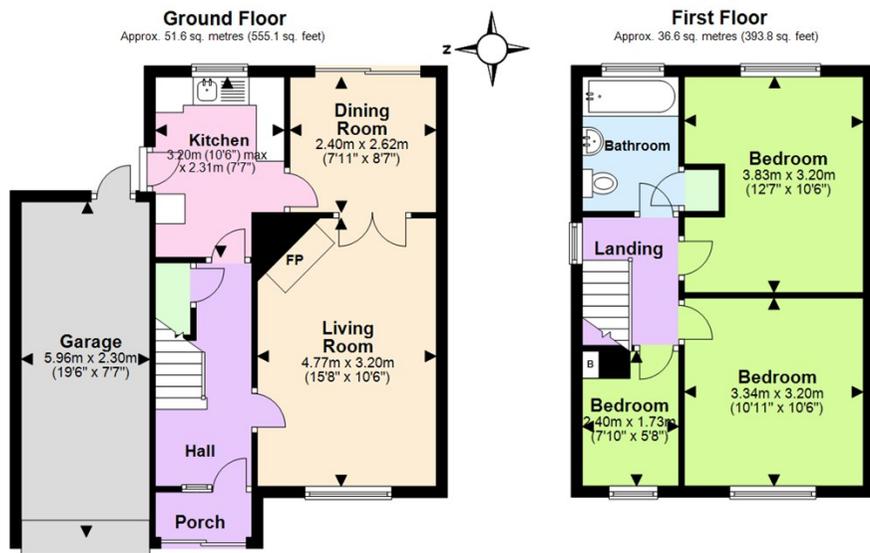
Commuting is a breeze with Tamworth's excellent transport links, including a well-connected train station and easy access to major road networks like the M42 and A5.



Council Tax Band: D







Total area: approx. 88.2 sq. metres (948.8 sq. feet)

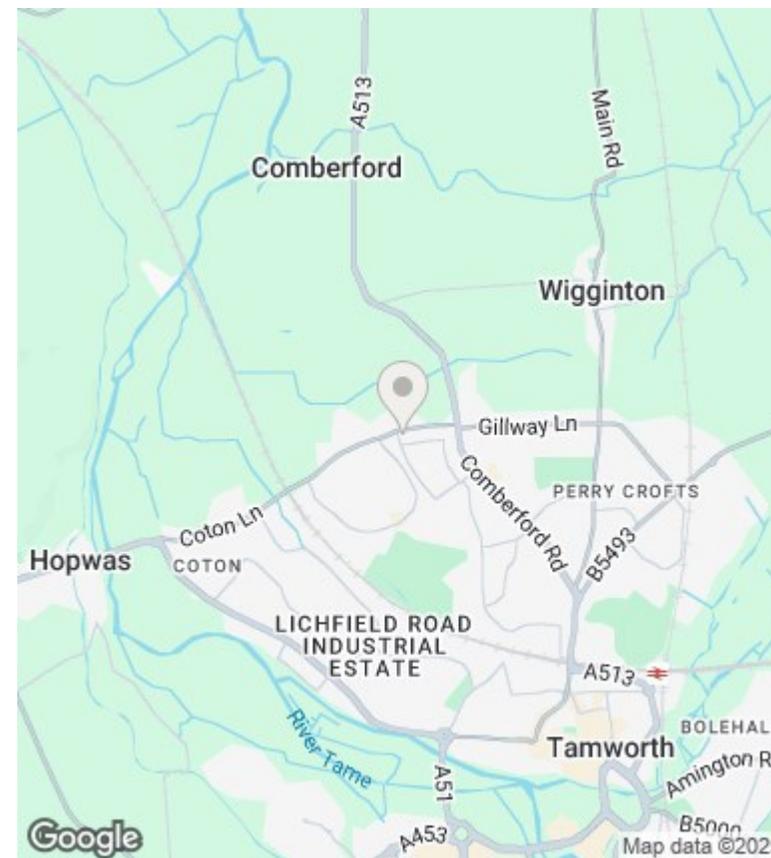
Where every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken of any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as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

Viewings

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

Council Tax Band

D



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	