



Perrycrofts Crescent

Offers In The Region Of £349,950

- Semi-Detached Home
- Downstairs WC
- Ideal Family Home
- Council Tax Band C
- Off Street Parking & Double Garage
- Lounge/Diner & Conservatory
- Freehold
- West Facing Garden
- No Upward Chain
- EPC Rating TBC

10 Perrycrofts Crescent, Tamworth B79 8TW

Royston & Lund are delighted to bring to the market this lovely four bedroom semi-detached home in Tamworth. The property sits on a generous corner plot with a double detached garage at the side and a west facing garden to the rear. Situated with easy access into the centre of Tamworth where there is a wide range of amenities, as well as with a regular bus service that runs nearby.

Entering into the hallway that benefits from a downstairs WC and built in storage, there is access into the lounge, kitchen and stairs to the first floor. The lounge has a feature fireplace and an opening into the dining area that has a sliding door into the conservatory, while the kitchen has an integrated low level oven and hob with space for further freestanding appliances.

To the first floor there are two double bedrooms, two single bedrooms and a three piece shower room consisting of a shower, WC and washbasin. Bedroom two benefits from a built in wardrobes with mirrored sliding doors.

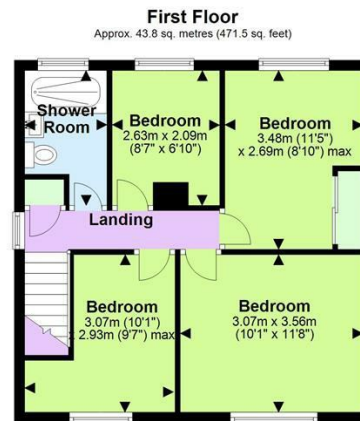
To the front there is ample off street parking for several vehicles and a double garage with secure gated access down the side. To the rear there is a landscaped garden with a block paved patio, lawn, mature shrubs, trees and fenced boundaries.



Council Tax Band: C

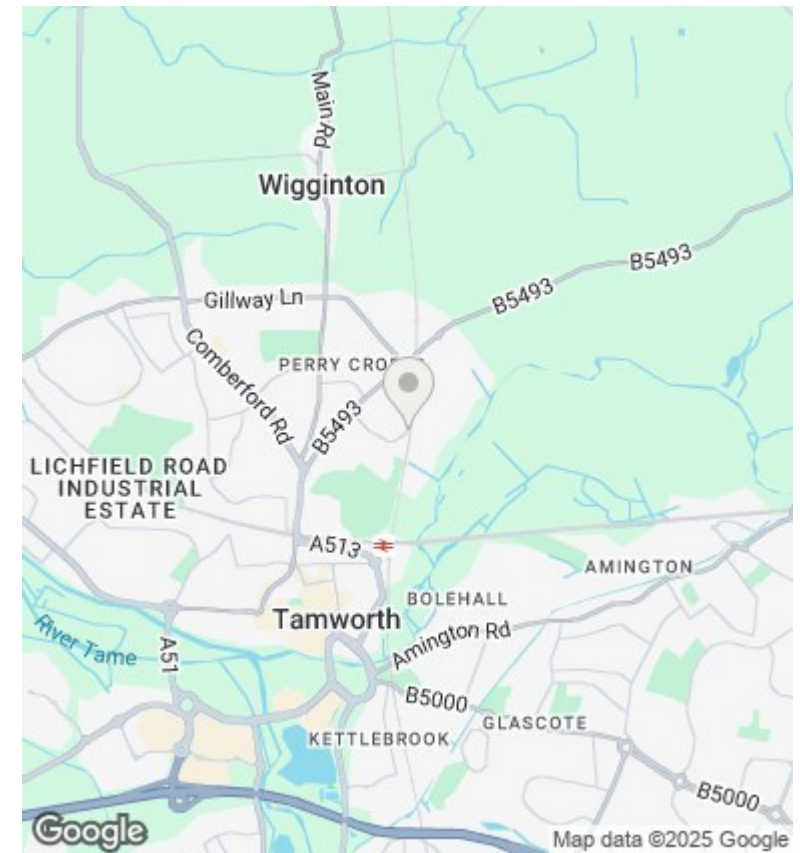






Main area: Approx. 99.5 sq. metres (1070.9 sq. feet)
Plus garages, approx. 27.5 sq. metres (296.5 sq. feet)

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

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	