

# ROYSTON & LUND



## Hawksbeard Close, Tamworth

Offers In Excess Of £400,000

- Four Bedroom Detached
- Welcoming Living Room with Bay Window
- Detached Garage and Summerhouse
- Council Tax Band - E / Freehold
- Three Beautifully Presented Floors
- Principal Bedroom with En-suite Shower Room
- Off-Road Parking Available
- Integrated Kitchen/Diner
- Ground Floor WC
- EPC Rating - B

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# 1 Hawksbeard Close, Tamworth B79 0EQ

This impressive four-bedroom detached home is thoughtfully arranged over three floors, offering versatile living space and modern finishes throughout.

On the ground floor, the heart of the home is the stylish kitchen/diner, complete with integrated appliances including a dishwasher, gas hob, and double oven. A seamless utility space with additional sink adjoins the kitchen, while the worktop design incorporates a convenient breakfast bar.

From here, French doors open directly onto the garden, where a neat mix of slabbed patio and well-kept lawn creates an inviting outdoor space. The addition of a powered summerhouse further enhances the garden’s usability.

The first floor opens onto a bright and spacious landing. Here you’ll find the principal bedroom, which benefits from its own en-suite shower room, alongside another bedroom. The family bathroom on this level features both a separate shower and a bath.

On the second floor, there are two further bedrooms, each well-proportioned and thoughtfully designed. Both provide space for a dressing table, while one also includes fitted wardrobes for added convenience.

Externally, the property offers off-road parking for two vehicles, located to the rear.

This property is in an ideal and family-friendly area. Shops like the Co-op and Morrisons are close by, and schools such as Anker Valley Primary and Ashcroft Infants are within walking distance. The local medical practice is also nearby.

Transport is easy, with Tamworth Railway Station 2.5 miles away and good bus routes. Drivers can quickly reach the A5, A51, and B5000. Nearby parks, including Borough Park, offer space for walking and outdoor activities, making it a practical and pleasant place to live.



Council Tax Band: E







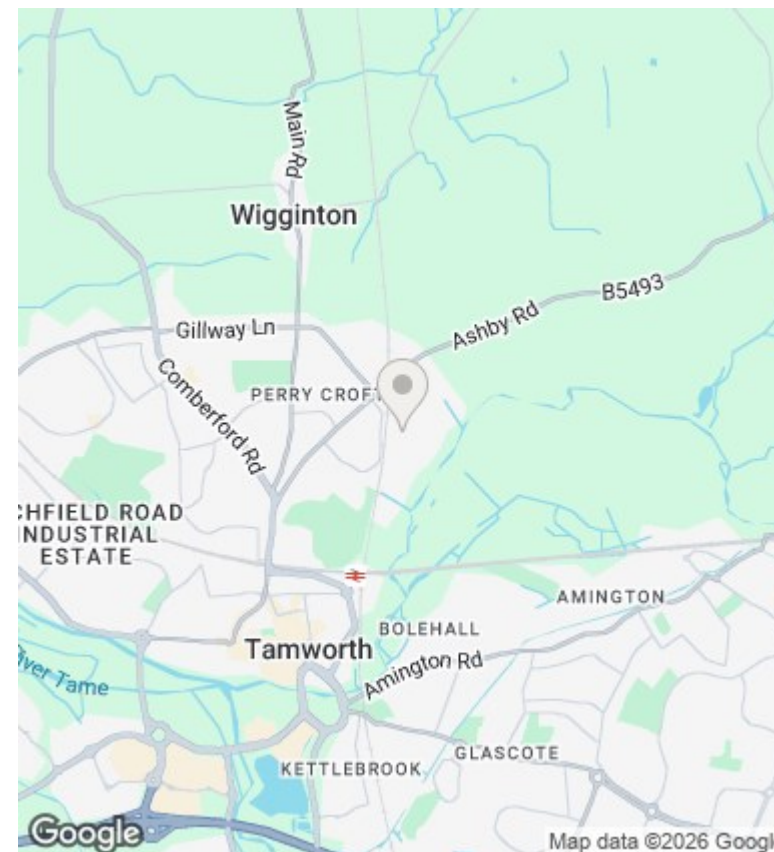


## Viewings

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

## Council Tax Band

E



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		94
(81-91) <b>B</b>	84	
(69-80) <b>C</b>		
(55-68) <b>D</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