

ROYSTON & LUND



Balmoral Close, Tamworth

£240,000

- Three Bedroom Mid-Terrace
- Kitchen with Dining Area
- Driveway with Two Vehicle Spaces
- Council Tax Rating - C
- *No Upward Chain*
- Conservatory
- Freehold Property
- Generous Size Living Room
- Porch / Ground Floor WC
- EPC Rating - C

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20 Balmoral Close, Tamworth B79 8RF

***No Upward Chain

This inviting three-bedroom terraced home offers well-proportioned accommodation throughout.

Upon entering through the porch, you are welcomed into a generously sized living room. Moving forward, the layout opens into a bright dining area and kitchen space, complete with an integrated four-ring gas hob and oven. Sliding patio doors lead to a conservatory, providing an additional versatile living space. A convenient WC completes the ground floor.

Upstairs, there are three double bedrooms, one of which features integrated wardrobe space for added practicality. The family bathroom is fitted with a shower over the bath.

Outside, the rear garden combines slabbing and turf with a raised gravel and paved area, perfect for outdoor seating and entertaining. The front of the property offers off-road parking for two vehicles.

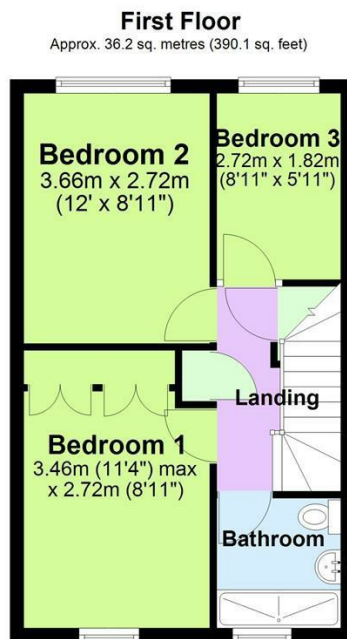
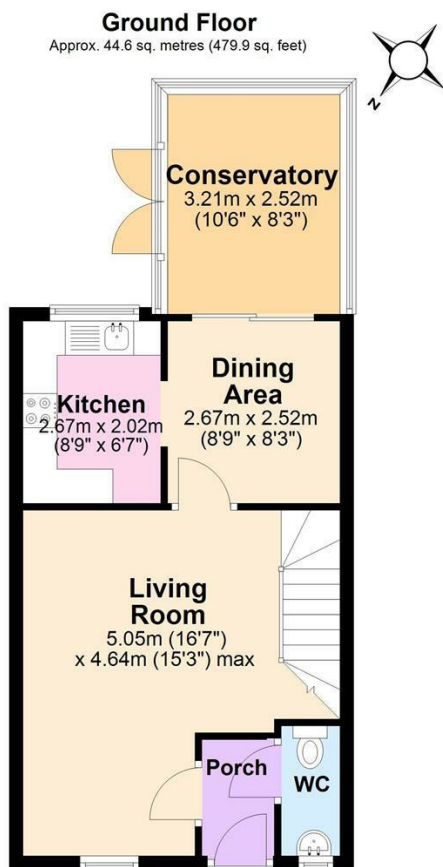
This property is in a well-connected area of Tamworth, with around ten nearby bus stops and Tamworth train station roughly half a mile away. Local amenities include schools such as Flax Hill Junior Academy and Landau Forte Academy QEMS, along with nearby pubs, shops and green spaces serving the community. There are strong road links, too, Tamworth is well connected via the A5, which links to the A38 and the M42 (Junction 10) nearby.



Council Tax Band: C







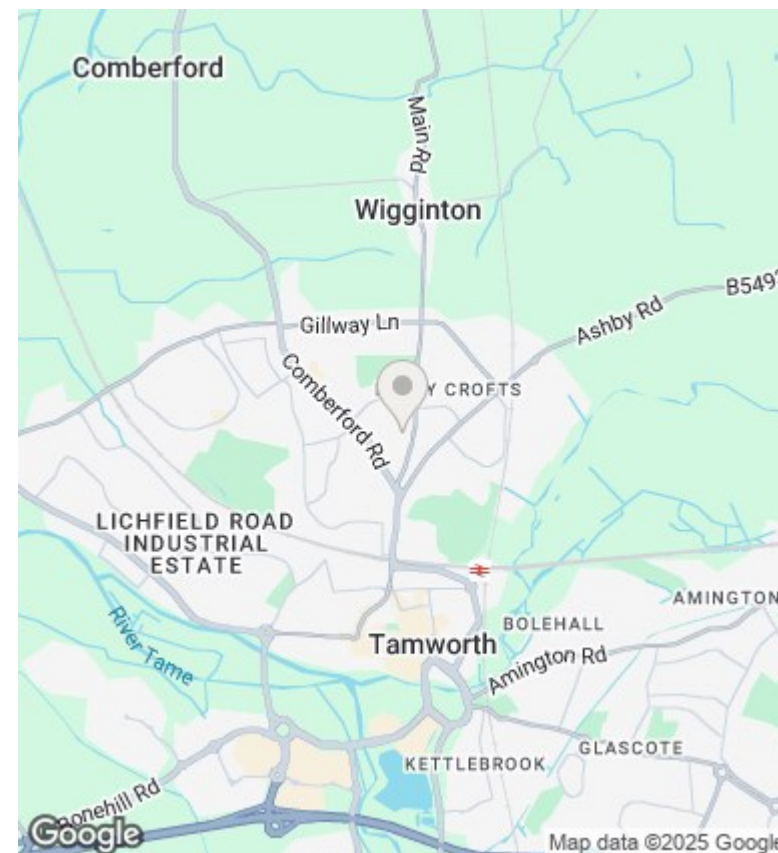
Total area: approx. 80.8 sq. metres (870.0 sq. feet)

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		88
(81-91) B		
(69-80) C	72	
(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