



## Salters Lane, Tamworth

Price £249,950

- Close Proximity to Town Centre
- Three Bedrooms
- Rear Garden
- EPC Rating C
- Good Sized Rear Lounge/Dining Room
- Family Bathroom
- No Upward Chain
- Fitted Kitchen
- Block Paved Driveway to Front
- Council Tax Band B

# 7 Salters Lane, Tamworth B79 8BH

Calders Residential are pleased to offer this three bedroom end terraced home situated within easy reach of the town centre and being offered with no upward chain.

In brief the property comprises of through hallway, a large lounge/dining room to the rear, fitted kitchen and guests WC to the ground floor. To the first floor are three bedrooms and family bathroom. A block paved driveway to the front provides off road parking and there is gated side access to the garden at the rear.

Tamworth enjoys excellent shopping options, from high-street stores in Ventura Retail Park to independent shops in the historic town centre. The town is well-served by leisure facilities, including the Tamworth Snowdome, which offers indoor skiing and snowboarding and a 25m swimming pool, gym and spa. For those seeking outdoor activities, Tamworth has numerous parks, including the beautiful Castle Grounds and the nearby Kingsbury Water Park.



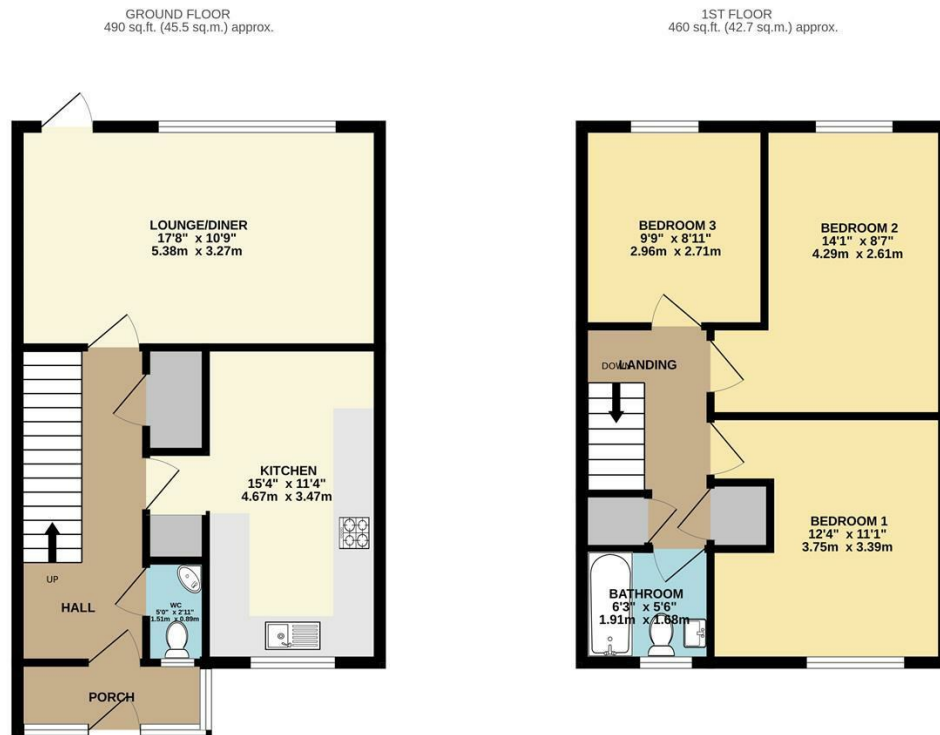
Council Tax Band: B











TOTAL FLOOR AREA: 949 sq.ft. (88.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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>87</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>70</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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Viewings

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

## Council Tax Band

B