

ROYSTON & LUND



Hutchinson Close, Tamworth

£1,650 PCM

- Beautiful Modern Detached Home
- Utility Room
- Ensuite to Principle Bedroom & Family Bathroom
- Council Tax Band D
- Spacious Living Room
- Guests Cloaks
- Enclosed Good Sized Rear Garden
- Kitchen/Dining Room with French Doors to the Rear
- Three Bedrooms with Built-In Wardrobes
- EPC Rating B

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25 Hutchinson Close, Tamworth B79 0FW

A beautifully presented three-bedroom family home offering spacious accommodation, an integral garage and a generous rear garden.

The property opens into a welcoming entrance hall, leading to a bright living room with an attractive bay window and double doors connecting to the kitchen and dining room. This impressive open-plan space is fitted with a range of contemporary units, integrated appliances, a central breakfast bar and French doors opening onto the rear garden. A separate utility room, convenient ground-floor WC and external side access to the garage complete the ground floor.

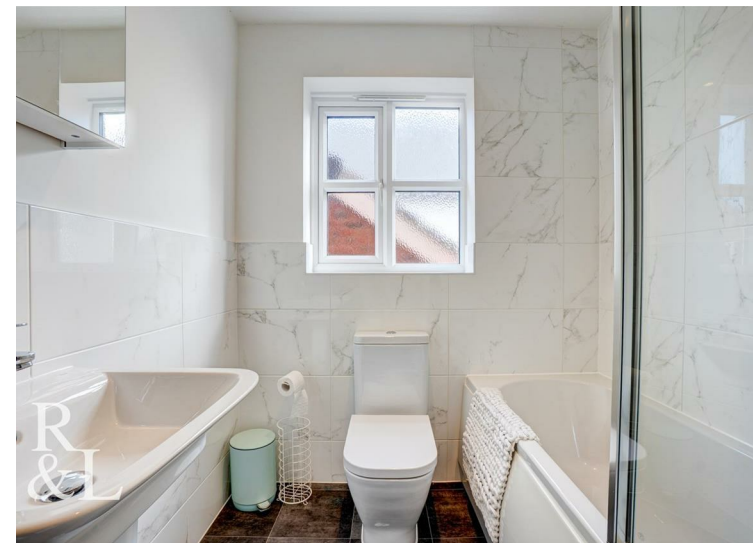
Upstairs are three well-proportioned bedrooms. The principal bedroom benefits from fitted wardrobes and a private en-suite shower room, while the second bedroom also features built-in storage. The remaining bedrooms are served by a modern family bathroom with a bath and separate shower enclosure.

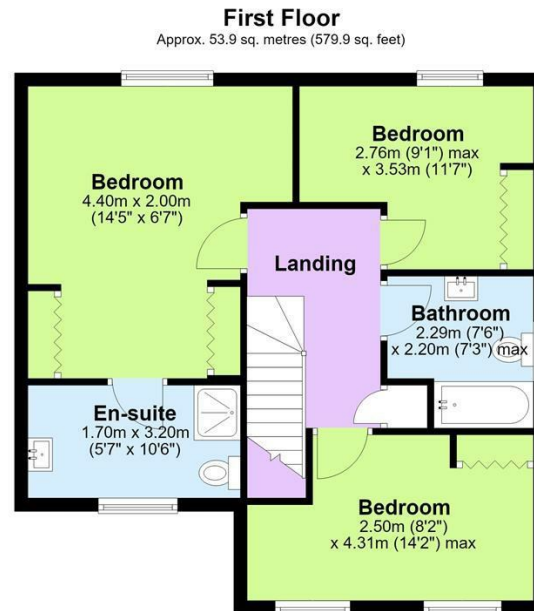
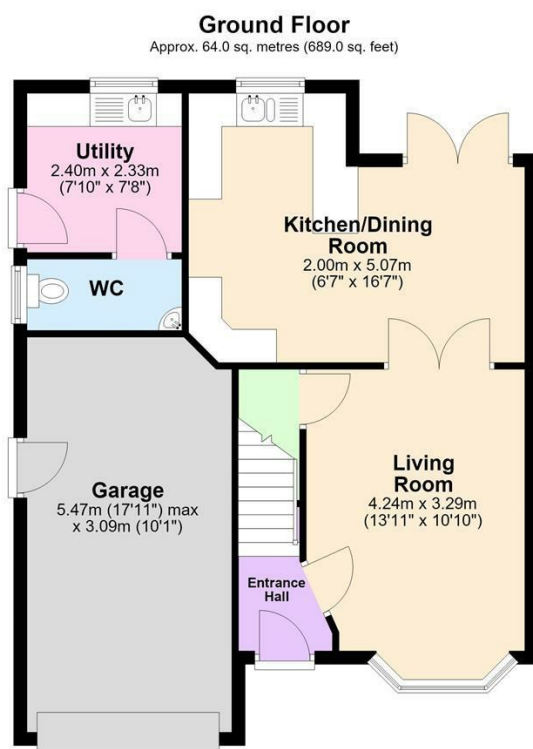
Outside, the property enjoys a substantial enclosed rear garden, predominantly laid to lawn and offering plenty of room for outdoor seating, entertaining and family activities. To the front is a private driveway providing off-road parking and access to the integral garage. Finished in a fresh, neutral style throughout, this attractive home is ready to move straight into.



Council Tax Band: D







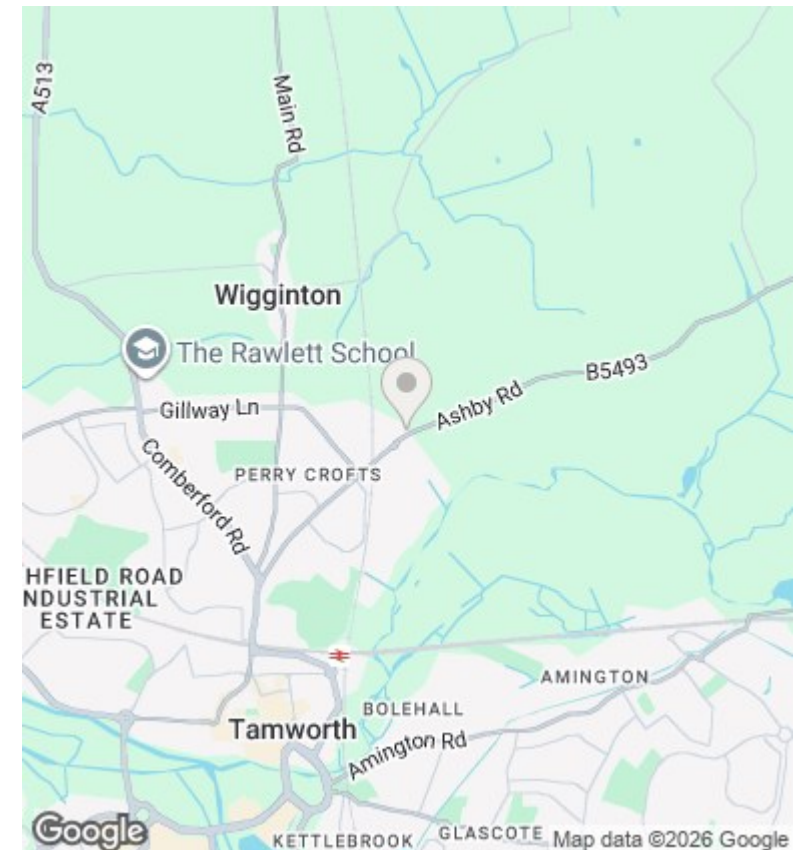
Total area: approx. 117.9 sq. metres (1268.9 sq. feet)

Viewings

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

Council Tax Band

D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	83	
(69-80) C		
(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	