

Tame View

Elford, Tamworth, B79 9EB



A modern mid-terrace family home situated on ever popular Seven Acres development nestled within the popular village of Elford.

£300,000



John German

This attractive two-bedroom mid-terraced family home is situated on Elan Homes stunning Seven Acres development in the ever popular and desirable village of Elford. This peaceful and pretty village has amenities appropriate to all age groups that include The Crown Inn, village hall, St. Peter's Church, and the community gardens of Elford Hall. For the younger community, it also has the thriving Howard Primary School, regular school bus services to Rawlett, John Taylor and Lichfield Cathedral schools, large sports field which hosts football and cricket teams and an excellent children's playground. There are a further range of amenities in the nearby town of Tamworth and cathedral city of Lichfield including Snow Dome, Ventura Park, Tamworth Castle, and the historic cathedral in Lichfield. There are rail stations in both Lichfield and Tamworth giving access to London and Birmingham and nearby roads including the A38, A5 and M6 toll road.

The "Beeston" design will appeal to a wide range of buyers from first time purchasers, investors and downsizers with its modern finishings, open plan kitchen/diner, two double bedrooms, modern family bathroom and a recently landscaped low maintenance rear garden. Internally the property comprises of entrance door opening into living room with feature wall panelling and lighting ceiling light point, UPVC double glazed window to the front aspect, carpeted flooring and stairs rising to the first floor landing and a door opening into the kitchen/diner. To the rear of the property is an open plan kitchen/diner with a separate WC, the kitchen is fitted with a range of matching wall and base units with fitted worksurfaces over, there are tiled splashbacks, there is an inset stainless steel sink with drainer and mixer tap over, integrated oven, hob and fridge/freezer along with space and plumbing for a washing machine and dishwasher. There is a modern grey herringbone style flooring, ceiling light point and UPVC Double glazed French doors leading out to the rear garden.

Upstairs there are two spacious double bedrooms, with the landing area having a spacious storage cupboard and doors off to the two bedrooms and family bathroom. The master bedroom has a UPVC double glazed window to the rear aspect, feature wall panelling, carpeted flooring, mirrored sliding fitted wardrobes and built in storage cupboard. The second bedroom is a further double bedroom with two front facing UPVC double glazed windows to the front aspect, carpeted flooring and a ceiling light point. The family bathroom comprises of white panelled bath with mains shower over, low level WC, ceiling light point, extractor fan, mirrored bathroom unit and a wash hand basin with tiled splashback.

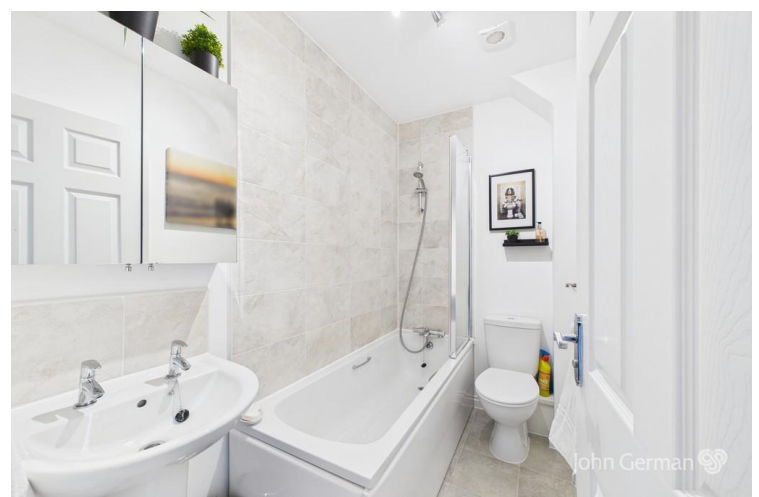
Outside to the front of the property there is two parking spaces to the front of the property and to the rear of the home is an enclosed recently landscaped garden with paved patio seating area, railways sleepers and planters and garden shed.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).
Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.
Property construction: Standard
Parking: Allocated spaces
Electricity supply: Mains
Water supply: Mains
Sewerage: Mains
Heating: Calor Gas
(Purchasers are advised to satisfy themselves as to their suitability).
Broadband type: Fibre
See Ofcom link for speed: <https://checker.ofcom.org.uk/>
Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>
Local Authority/Tax Band: Lichfield District Council / Tax Band B
Useful Websites: www.gov.uk/government/organisations/environment-agency
Our Ref: JGA11112025

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Score	Energy rating	Current	Potential
92+	A		98 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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John German

22 Bore Street, Lichfield, Staffordshire, WS13 6LL

01543 419121

lichfield@johngerman.co.uk

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