



Browsholme, Riverside, Tamworth

Asking Price £325,000

- Detached Family Home
- Driveway & Garage
- West Facing Garden
- Close To Local Amenities
- EPC Rating D
- Three Bedrooms
- No Upward Chain
- In Need of Modernisation
- Freehold
- Council Tax Band C

24 Browsholme, Tamworth B79 7TY

Calders Residential are delighted to bring to the market this three bedroom detached family home in Tamworth that is sold with no upward chain. Situated towards the end of a cul de sac with off street parking, this home offers a buyer the chance to add value after modernisation. Located a ten minute drive from the centre of Tamworth where you can find a wealth of amenities, as well as schools in the nearby area.

Entering into the hallway that benefits from a downstairs WC, there is access into the lounge/diner, kitchen and stairs to the first floor. The kitchen benefits from an integrated double oven, hob and extractor fan with space for further freestanding appliances.

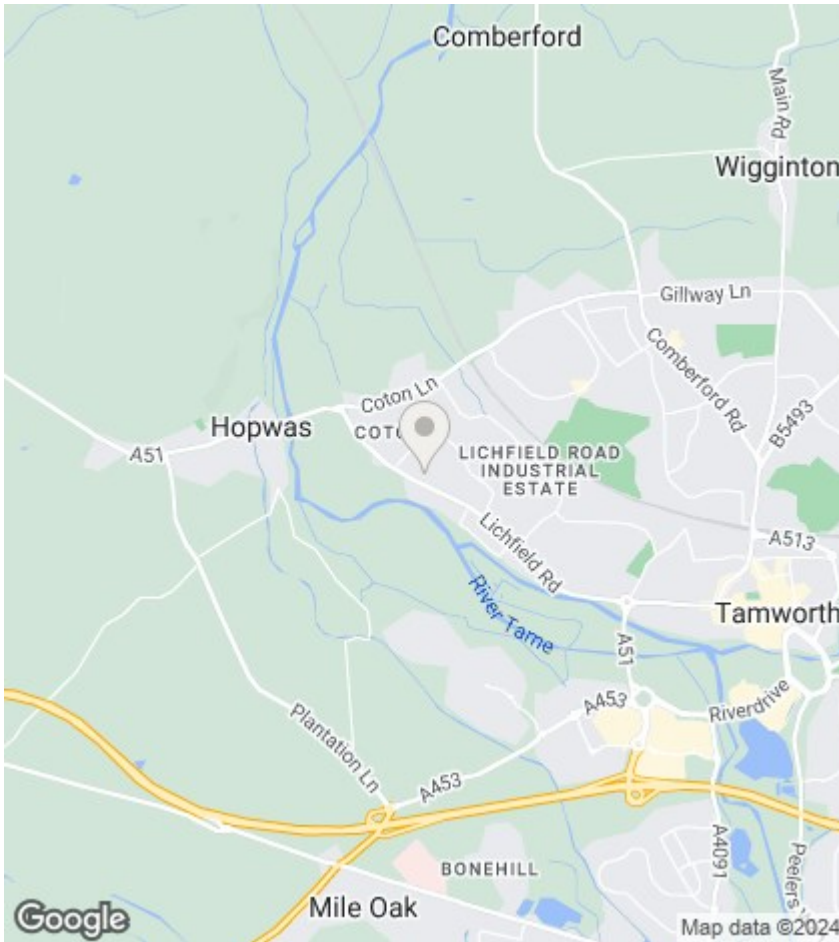
To the first floor there are two double bedrooms, a single bedroom and a shower room consisting of a shower, WC and wash basin. The main bedroom and bedroom three both benefits from built in wardrobes.

To the front there is a garden and driveway long enough for two vehicles, as well as a single garage. To the rear there is a west facing garden with a patio area, lawn, mature shrubs, trees and fenced boundaries.



Council Tax Band: C





Directions

Viewings

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

EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		81
(69-80)	C		
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Ground Floor

Approx. 48.8 sq. metres (525.0 sq. feet)



First Floor

Approx. 34.1 sq. metres (367.1 sq. feet)



Total area: approx. 82.9 sq. metres (892.2 sq. feet)

Where every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken of any error, omission or mis-statement. This plan is for illustrative purposes only and