



## Fontenaye Road, Tamworth

Asking Price £350,000

- Extended Detached Family Home
- Fully Integrated Kitchen Area
- Close To Centre Of Tamworth
- Council Tax Band C
- Converted Garage Into Bedroom With En-Suite
- Two Shower Rooms + Bathroom
- Freehold
- Off Street Parking For Two Vehicles
- Separate Utility Room
- EPC Rating D

# 66 Fontenaye Road, Tamworth B79 8JU

Calders Residential are delighted to bring to the market this extended four bedroom detached family home in Tamworth. The property benefits from off street parking for two vehicles and has had the garage converted into a further bedroom with an en-suite shower room. Situated down the road from the local park and within easy reach of Tamworth Town Centre where you can find a wide range of amenities.

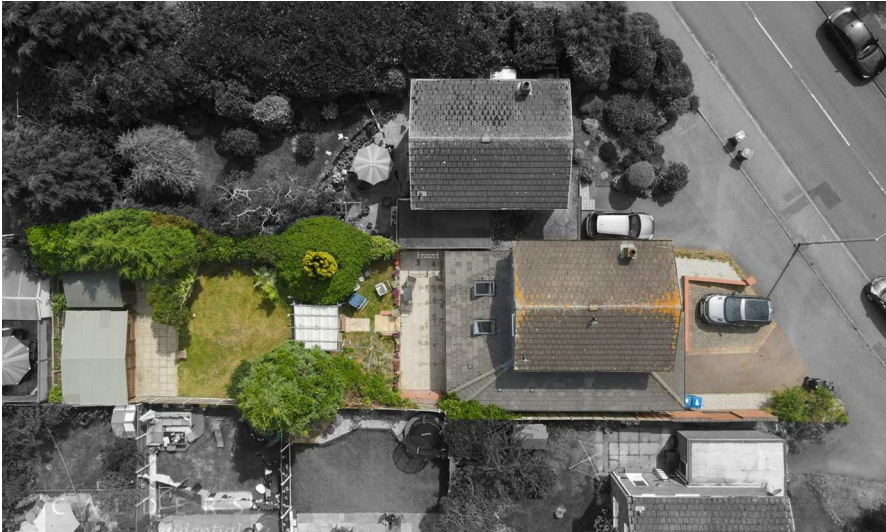
Entering through the porch and into the hallway that benefits from built in storage space, there is access into the lounge, kitchen/diner, ground floor bedroom and stairs to the first floor. The lounge benefits from a feature fireplace while the kitchen area has a range of fully integrated appliances including a double oven, hob, extractor fan, fridge/freezer and a dishwasher. Off the dining area there are bi-fold doors and access into a separate utility room that leads to a shower room, the the ground floor bedroom also has an en-suite shower room.

To the first floor there are two double bedrooms, one single bedroom and a bathroom that consists of a corner bath with shower overhead, WC and wash basin. All three bedrooms have built in storage while the boiler is housed in a storage cupboard cover the landing.

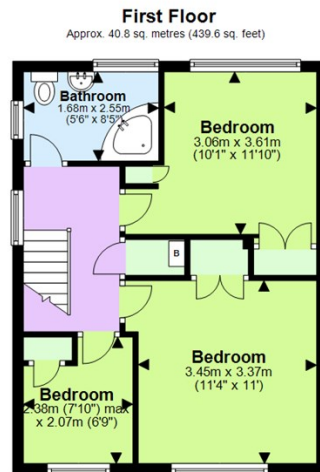
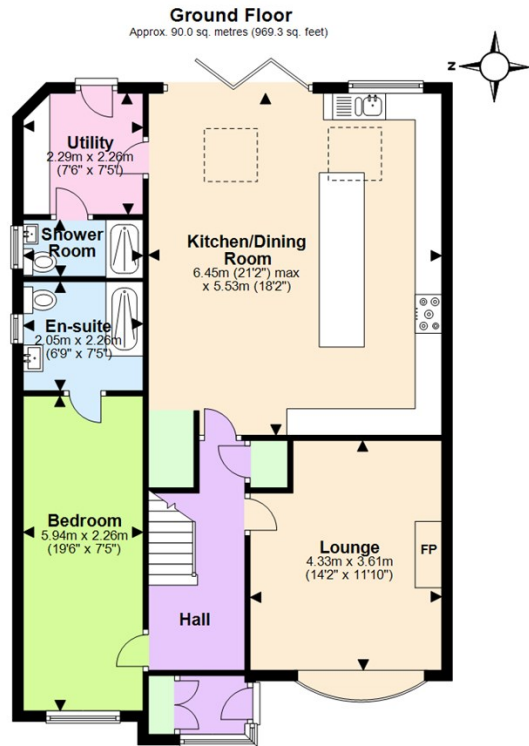
To the front there is off street parking for two vehicles with secure gated access down the side. To the rear there is a landscaped garden with a patio area, lawn and mature shrubs/trees with fenced boundaries.



Council Tax Band: C

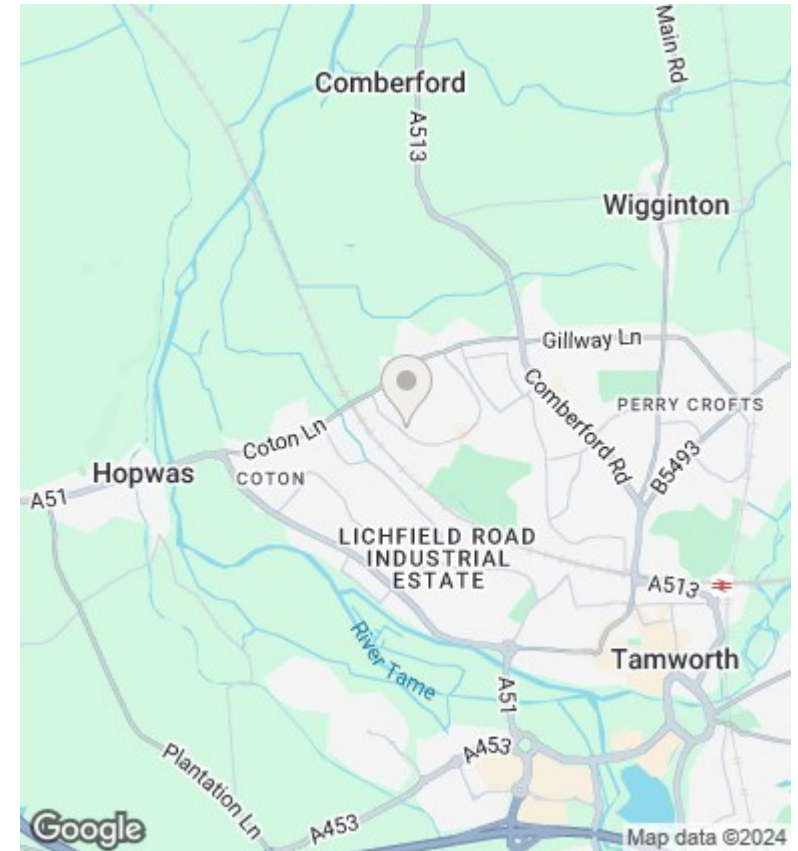






Total area: approx. 130.9 sq. metres (1408.9 sq. feet)

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 should be used as such by any prospective purchaser.  
Plan produced using PlanUp.



## Viewings

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

## Council Tax Band

C

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>84</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>63</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	