



Longleat, Tamworth

£449,950

- Spacious Detached Home
- Conservatory
- Shortened Garage
- Council Tax Band D
- Lounge
- Four Bedrooms
- Gardens Front and Rear
- Dining Room and Kitchen
- Ensuite Bathroom and Four Piece Family Bathroom
- EPC Rating TBC

10 Longleat, Tamworth B79 7US

Calders Residential are delighted to offer for sale this spacious detached home within the popular sought after location of Riverside. Schools for all ages are available nearby along with local amenities.

The property is ideal for a growing family and comprises to the ground floor of porch, through hall, guests cloaks, kitchen, lounge with fireplace and extended dining room leading through to the conservatory. To the first floor is the main bedroom with ensuite bathroom, three further bedrooms and four piece family bathroom. There is storage space within the shortened garage and parking to the fore of the property with lawned area and side access through to the well maintained enclosed rear garden with lawned area and established borders.

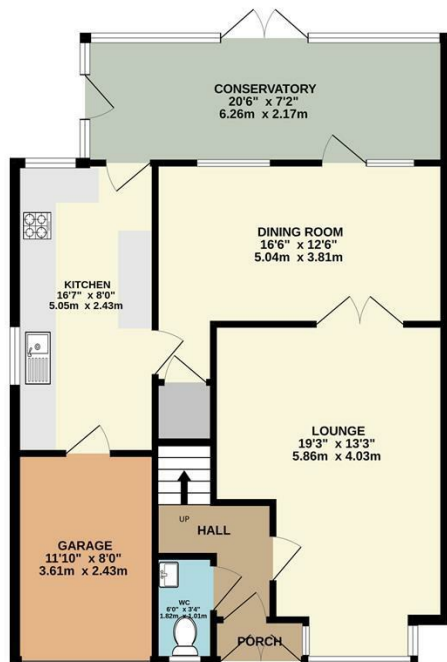


Council Tax Band: D

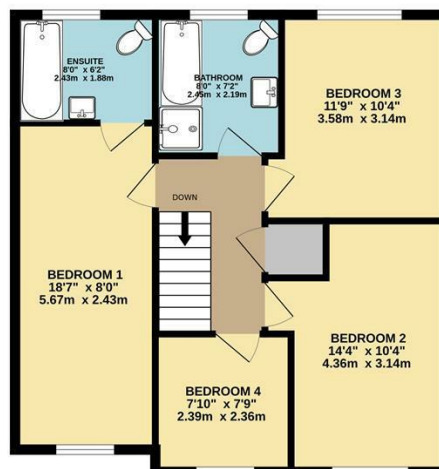




GROUND FLOOR
839 sq.ft. (77.9 sq.m.) approx.



1ST FLOOR
629 sq.ft. (58.4 sq.m.) approx.



TOTAL FLOOR AREA: 1467 sq.ft. (136.3 sq.m.) approx.

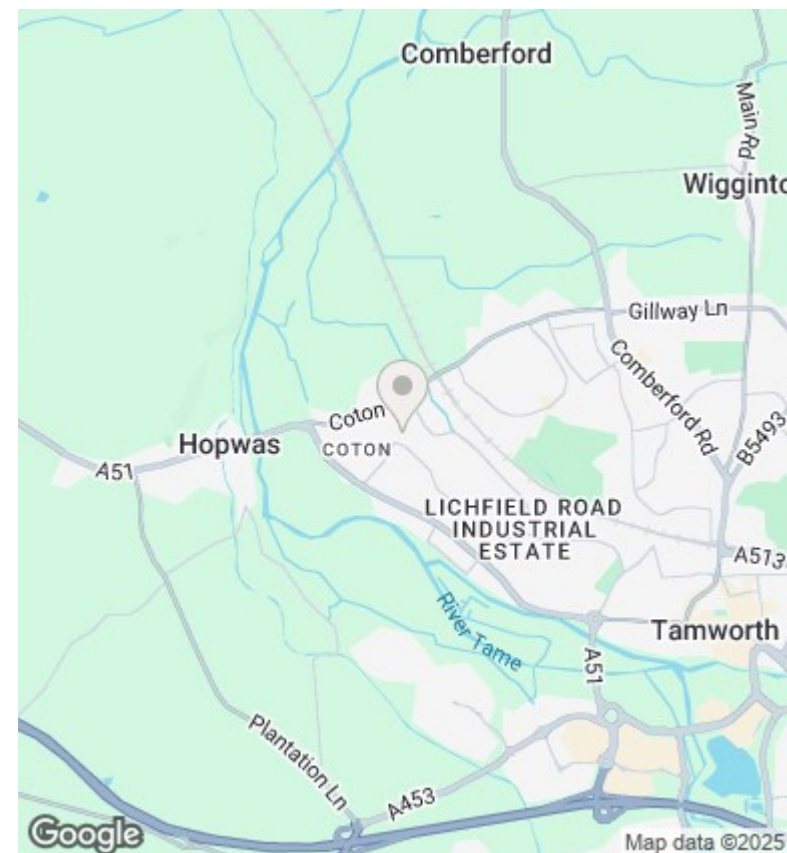
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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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		82
(81-91) B		
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC