

# ROYSTON & LUND



## Back Lane, No Mans Heath, Tamworth

Price Guide £550,000

- Peaceful Village of No Mans Heath
- Spacious Lounge and separate Sitting Room / Study
- Double Garage with room above
- Freehold
- Spacious Four Bedroom Cottage
- Ensuite Bathroom to Master Bedroom
- Long Driveway with ample parking
- Breakfast Kitchen with walk in Pantry
- Large Gardens to the front
- Character property with exposed beams

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# The Firs Back Lane, Tamworth B79 0PH

Royston & Lund are pleased to market this spacious charming four bedroom detached cottage in the village of No Mans Heath, about 6 miles northeast of Tamworth. It is near the boundaries of four English counties: Derbyshire, Leicestershire, Warwickshire and Staffordshire.

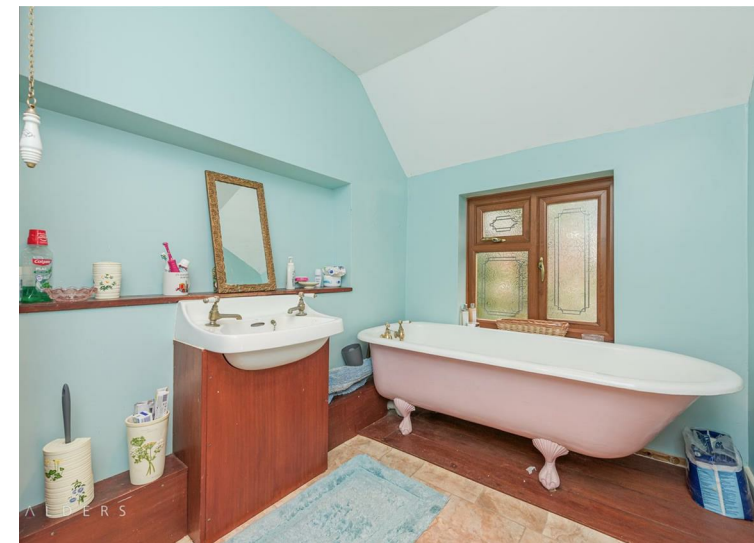
This property holds lots of character with exposed beams and good size rooms, In brief the property comprises of: porch, hallway, lounge, sitting room, breakfast kitchen with walk in pantry, landing, four bedrooms, family bathroom ensuite bathroom to master bedroom.

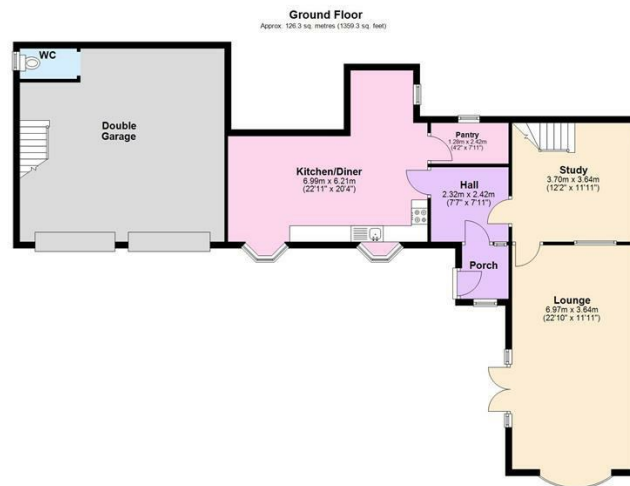
Spacious gardens at the front of the cottage with long driveway with double garage with WC and room above.



Council Tax Band: F







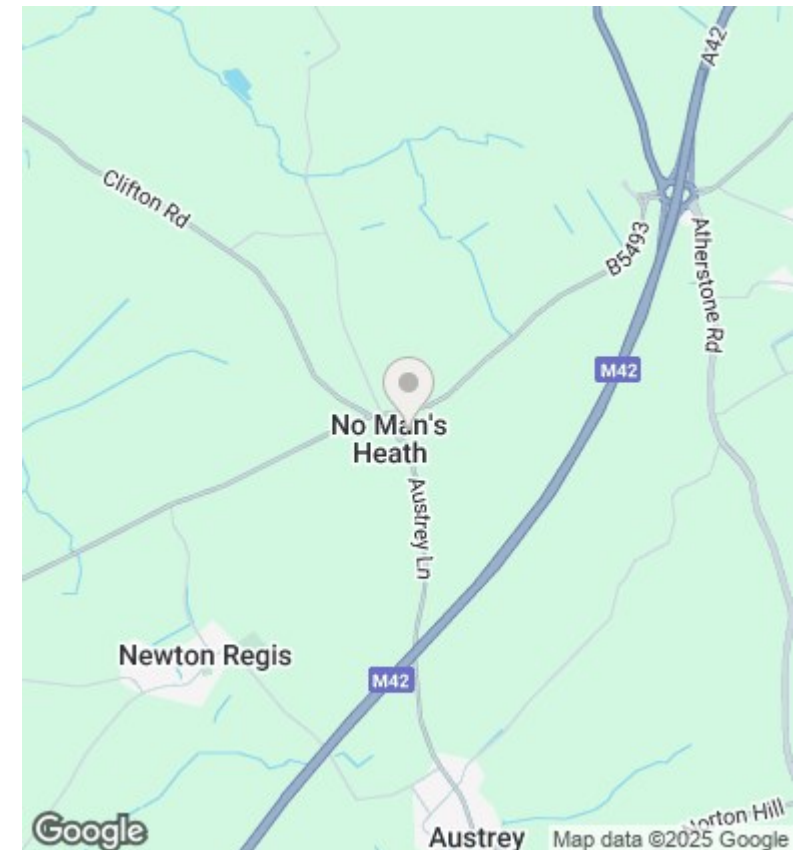
Total area: approx. 233.7 sq. metres (2515.6 sq. feet)

## Viewings

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

## Council Tax Band

F



| Energy Efficiency Rating                    |           |                         |
|---------------------------------------------|-----------|-------------------------|
|                                             | Current   | Potential               |
| Very energy efficient - lower running costs |           |                         |
| (92 plus) <b>A</b>                          |           |                         |
| (81-91) <b>B</b>                            |           | <b>81</b>               |
| (69-80) <b>C</b>                            |           |                         |
| (55-68) <b>D</b>                            | <b>61</b> |                         |
| (39-54) <b>E</b>                            |           |                         |
| (21-38) <b>F</b>                            |           |                         |
| (1-20) <b>G</b>                             |           |                         |
| Not energy efficient - higher running costs |           |                         |
| England & Wales                             |           | EU Directive 2002/91/EC |