



Church Road, Warton, Tamworth

Price Guide £245,000

- Village Location
- Full Width Refitted Kitchen & Breakfast area
- Fully Enclosed Garden to the Rear
- EPC Rating D
- Attractive Two Bedroom End Terrace Cottage
- Family Bathroom
- Parking Available in Car Park at Rear
- Full Width Sitting Room
- Double Glazed and Gas Central Heating
- Council Tax Band B

4 Church Row Cottages Church Road, Tamworth B79 0JN

Calders Residential are pleased to offer this attractive two bedroom end terraced cottage which occupies an edge of village location next to Warton church and is offered with no upward chain. The accommodation benefits from full width sitting room, full width refitted kitchen with breakfast area, two bedrooms, bathroom and a fully enclosed garden to the rear.

The Village of Warton offers a number of amenities including the Public House 'The Office', village hall, social club, village shop with Post Office, children's playground and Warton Nethersole C of E Primary School, all of which are in walking distance along with numerous walks in the surrounding countryside. Transport links to the M42 and A5 are within easy reach.



Council Tax Band: B





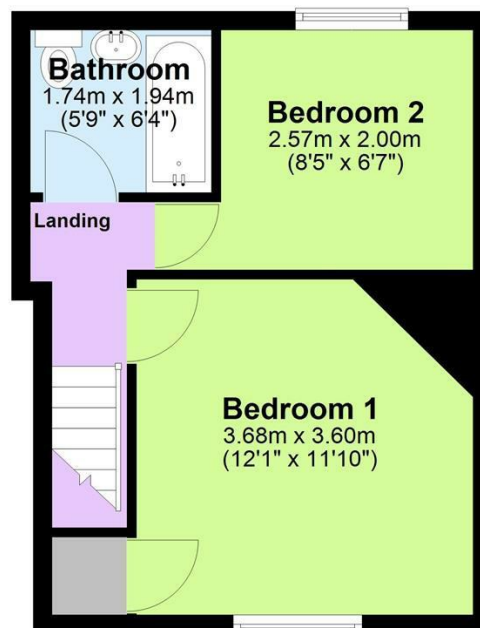
Ground Floor

Approx. 28.6 sq. metres (307.8 sq. feet)



First Floor

Approx. 29.2 sq. metres (313.8 sq. feet)



Total area: approx. 57.8 sq. metres (621.6 sq. feet)

Viewings

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

Council Tax Band

B



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		63
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC