

# ROYSTON & LUND



## Brunel Close, Tamworth

Offers In The Region Of £499,000

- Five Bedroom Detached
- Open-Plan Kitchen Diner
- Fitted Wardrobes
- No Upward Chain
- Generous Size Living Room
- Skylight Feature
- En-suite Bathroom
- Log Burner Fireplace & Brand New Worcester Bosch Boiler
- Utility / Ground Floor WC
- EPC Rating D - Council Tax Band E

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# 17 Brunel Close, Tamworth B79 8BP

This spacious five-bedroom detached home offers generous living space, modern features, and a versatile layout ideal for family life.

Entering through an open porch area, you are welcomed into a bright hallway with a home office to the left large pane glass that overlooks the inviting living room - perfect for remote working or study.

To the midpoint of the home, the generously sized living room features an authentic brick-finish log burner, creating a warm and inviting focal point. This space flows beautifully into a modern open-plan kitchen, complete with sliding patio doors, a skylight that floods the area with natural light, island worktop and integrated appliances throughout. The kitchen also provides access to a ground floor WC and a utility room, which offers through-access back to the living room for added convenience.

Outside, the property enjoys a patio area, multiple storage spaces, and a well-maintained garden with turf and mature shrub borders.

Upstairs, you'll find five well-appointed bedrooms, including rooms with fitted sliding wardrobes, a modern en-suite, and a stylish family bathroom.

To the front, there is ample off-road parking for multiple vehicles.

17 Brunel Close is in a quiet area of Tamworth, close to good local schools and just a short walk from the town centre. Shops, supermarkets, cafés, and other everyday services are all nearby. Tamworth train station is also close by, with easy travel to Birmingham and other cities. There are parks, sports clubs, and leisure attractions like the SnowDome and Drayton Manor close by for days out.



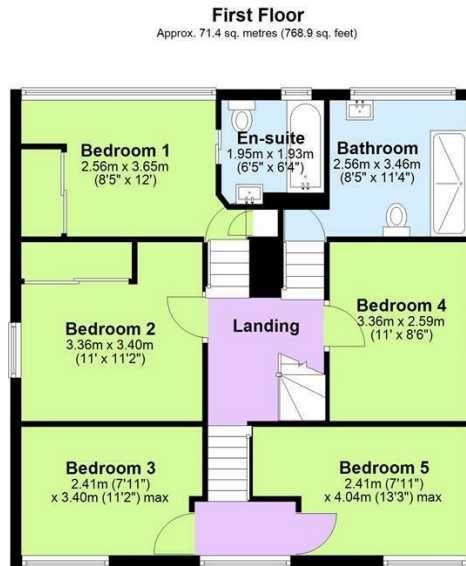
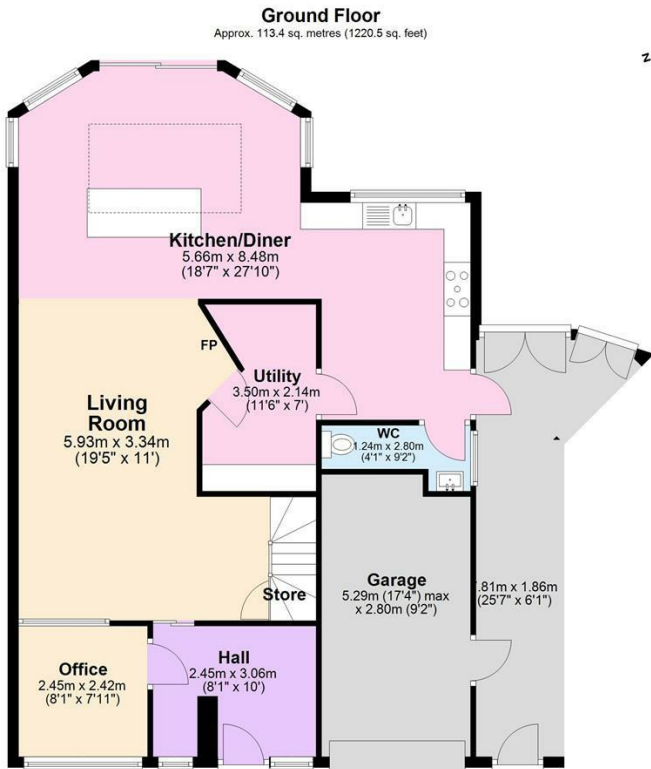
Council Tax Band: E











Total area: approx. 184.8 sq. metres (1989.3 sq. feet)


## Viewings

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

## Council Tax Band

E



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>81</b>
(81-91) <b>B</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		
EU Directive 2002/91/EC		
England & Wales		