



Shannon, Tamworth

Asking Price £499,950

- Detached Family Home
- Large Driveway + Double Integral Garage
- Bathroom + En-Suite
- Council Tax Band F
- Four Bedrooms
- Landscaped South Facing Garden
- Immaculately Presented Throughout
- Study + Downstairs WC
- Integrated Kitchen + Separate Utility Room
- EPC Rating C - Freehold

2 Shannon, Tamworth B77 2NZ

Royston and Lund are delighted to offer to the market this stunning four bedroom detached family home in Tamworth. Set back from the road with ample off street parking and a double integral garage, this property sides onto local green space and is ideally situated for fantastic transport links for the A5 and M42.

Entering through the porch, there is access into the garage and the hallway that leads to both reception rooms, kitchen, downstairs WC and stairs to the first floor. The kitchen breakfast room benefits from an integrated double oven, hob, extractor fan, dishwasher and a separate utility room that has space for further free standing appliances. To the rear there is a generous lounge with feature fireplace and access to both the conservatory and the study.

To the second floor there are three double bedrooms, one single bedroom and a five piece family bathroom consisting of a bath, separate shower, WC and his & her sinks. The main bedroom has an en-suite shower room and there are built in wardrobes to the second bedroom and 4th bedroom that is currently used as a study.

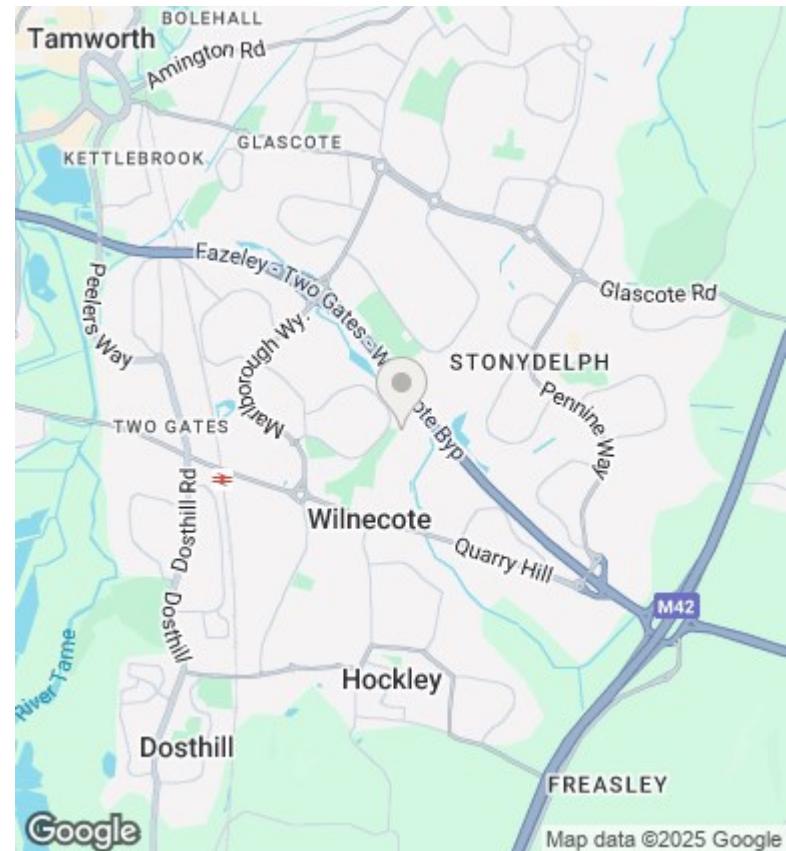
At the front of the property there is a large driveway that has space for several vehicles and a double integral garage with secure gated access down the side. At the rear there is a south facing landscaped garden with a patio area that runs the full width of the property and a raised lawn with mature shrubs, trees and fenced boundaries.



Council Tax Band: F







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)	A	82
(81-91)	B	
(69-80)	C	70
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC