ROYSTON & LUND

# Lindisfarne, Glascote, Tamworth

## Price £369,950

- FREEHOLD UPON COMPLETION
- Generous Living Room Space with Open Dining Room
- Conservatory
- EPC Rating - D / Council Tax Band - D
- No Upward Chain
- Well Equipped and Presented Kitchen
- Ground Floor WC / Utility / Integral Garage
- Four Bedroom Detached
- Principal Bedroom with En-suite
- Off-Road Parking for Multiple Vehicles

1 Victoria Road, Tamworth, Staffordshire, B79 7HL
01827 66686

tamworthenquiries@royston-lund.co.uk
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# 102 Lindisfarne, Tamworth B77 2QW

Situated at the end of a peaceful cul-de-sac, this attractive four-bedroom detached home welcomes you with an inviting entrance hall that leads into a generously sized and cosy living room. The space features a charming fireplace, a walk-in bay window, and a practical open dining area ideal for both everyday living and entertaining. Flowing from here is an airy conservatory that provides the dining space and living room with natural light, creating a bright and relaxing ambience.

A well-presented kitchen offers extensive cabinetry and ample worktop space, complete with an integrated four-ring gas hob, oven, and two separate sink areas, each serving different kitchen needs. Spot lighting enhances the space, and a convenient side door provides access to the garden. The ground floor is completed by a utility room, WC, and access to the integral garage.

Upstairs, you'll find four well-proportioned bedrooms. Three include sliding wardrobes, while the fourth benefits from integrated storage. The principal bedroom enjoys its own en-suite shower room, and a centrally located family bathroom with a shower-over-bath serves the remaining rooms.

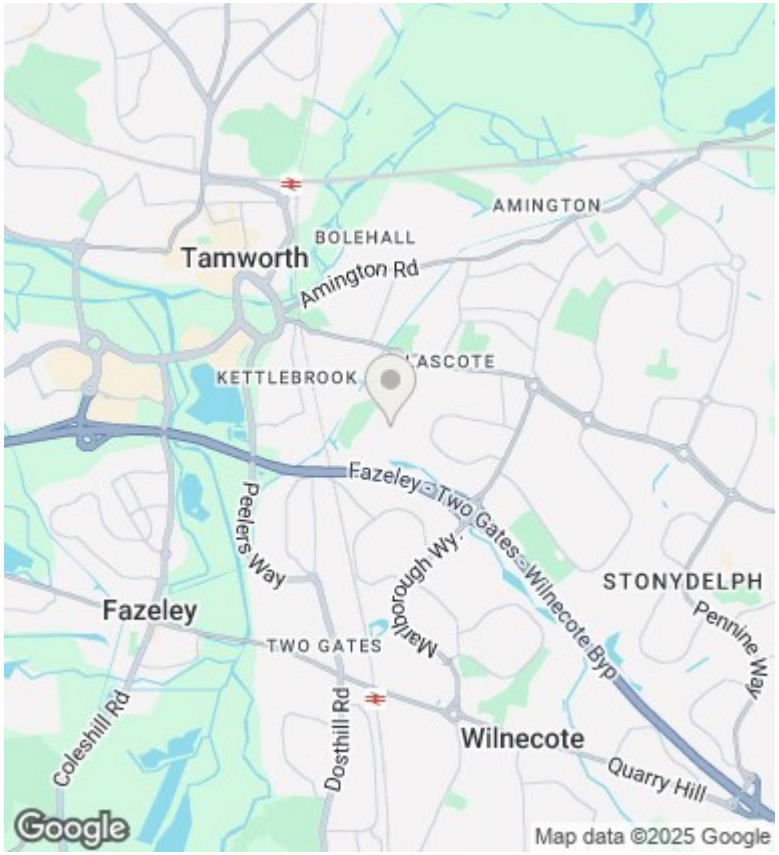
Outside, the property offers parking for multiple vehicles at the front. The rear garden features a blend of patio paving and a well-maintained lawn, edged by a variety of mature shrubs, along with side access for added convenience.

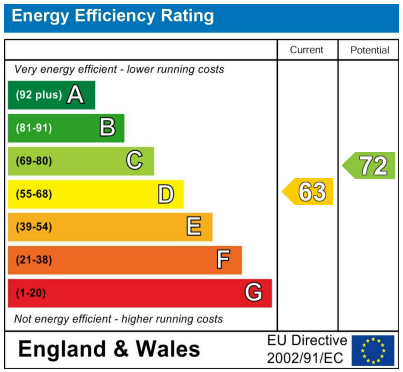
Families have access to several well-placed schools, including William MacGregor Primary School and Lakeside Primary School, both within roughly a mile, and secondary options such as Landau Forte Academy and the Lift Tamworth campus also situated nearby. Additionally, Tamworth railway station and Wilnecote station are both approximately a mile from the property.

4 2 2 D

Council Tax Band: D

Total area: approx. 126.2 sq. metres (1358.1 sq. feet)




## Viewings

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

## Council Tax Band

D

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