



Newstead | Tamworth | B79 7UU

Offers In The Region Of £390,000



## Summary

**\*\* FOUR BEDROOM DETACHED PROPERTY \*\* MASTER BEDROOM WITH EN-SUITE \*\* HOME GYM/OFFICE \*\* SOUGHT AFTER NORTH SIDE OF TAMWORTH \*\* EXTENDED OPEN PLAN KITCHEN DINING LIVING SPACE \*\* VIEWING ESSENTIAL**

Webbs Estate Agents have pleasure in offering for sale this well presented extended four bedroom detached family residence situated on the popular north side to town on the Riverside development and in brief comprising entrance hallway, lounge, dining room opening into Kitchen living space, refitted kitchen and guest cloakroom, Converted Garage currently used as a home gym, to the first floor are four generously proportioned bedrooms, master bedroom having en suite shower room and there is a further refitted family bathroom. The property also benefits from single garage, covered car port, enclosed rear garden and internal viewing is highly advised to appreciate the standard of accommodation throughout.

Call our team on 01922 288800 now to arrange your viewing.

## Key Features

- Popular location, north side of Tamworth
- Ensuite to main bedroom
- Home gym / office
- Well presented
- 4 Bedrooms
- Open plan kitchen dining living space
- Guest cloakroom

## Rooms and Dimensions

### Entrance Porch

### Hallway

### Living Room

16'2" max x 13'2" max (4.93m max x 4.01m max)

### Dining Room

16'4" x 9'5" (4.98m x 2.87m)

### Kitchen Living Space

25'5" x 9'1" (7.75m x 2.77m)

### WC

7'6" x 2'10" (2.29m x 0.86m)

### Home Gym / Office

9'11" x 8'0" (3.02m x 2.44m)

### Landing

### Main Bedroom

10'6" x 8'2" (3.20m x 2.49m)

### Ensuite Shower Room

5'4" x 8'4" (1.63m x 2.54m)

### Bedroom 2

10'6" x 9'8" (3.20m x 2.95m)

### Bedroom 3

9'8" x 9'11" (2.95m x 3.02m)

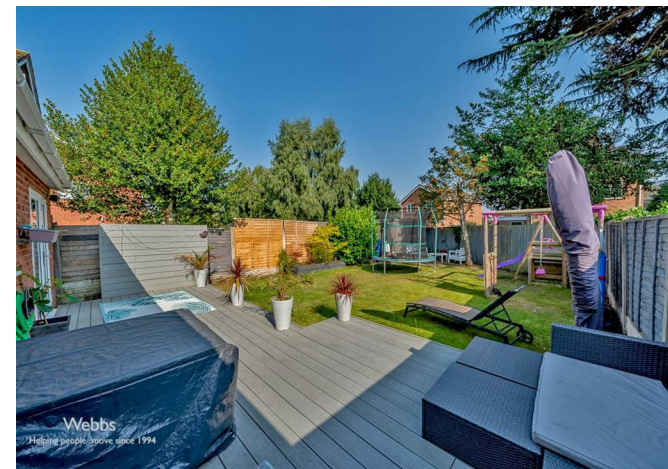
### Bedroom 4

7'3" x 6'5" (2.21m x 1.96m)

### Family Bathroom

6'0" x 6'2" (1.83m x 1.88m)

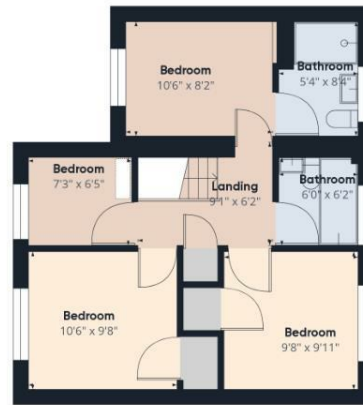
### Identification Checks B







Ground Floor



Floor 1



Approximate total area<sup>®</sup>  
1219.23 ft<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

Webbs Estate Agents - endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Target	Current	Target
<p>Buyer's average energy cost - lower energy costs</p> <p>100-150 kWh/m<sup>2</sup>/year <b>A</b></p> <p>150-200 kWh/m<sup>2</sup>/year <b>B</b></p> <p>200-250 kWh/m<sup>2</sup>/year <b>C</b></p> <p>250-300 kWh/m<sup>2</sup>/year <b>D</b></p> <p>300-350 kWh/m<sup>2</sup>/year <b>E</b></p> <p>350-400 kWh/m<sup>2</sup>/year <b>F</b></p> <p>400-450 kWh/m<sup>2</sup>/year <b>G</b></p>	<p>82</p>	<p>Buyer's environmental impact - lower CO<sub>2</sub> emissions</p> <p>100-120 g/m<sup>2</sup>/year <b>A</b></p> <p>120-140 g/m<sup>2</sup>/year <b>B</b></p> <p>140-160 g/m<sup>2</sup>/year <b>C</b></p> <p>160-180 g/m<sup>2</sup>/year <b>D</b></p> <p>180-200 g/m<sup>2</sup>/year <b>E</b></p> <p>200-220 g/m<sup>2</sup>/year <b>F</b></p> <p>220-240 g/m<sup>2</sup>/year <b>G</b></p>	<p>40</p>
<p>England &amp; Wales</p> <p>EU Directive 2002/91/EC</p>	<p>England &amp; Wales</p> <p>EU Directive 2002/91/EC</p>	<p>England &amp; Wales</p> <p>EU Directive 2002/91/EC</p>	<p>England &amp; Wales</p> <p>EU Directive 2002/91/EC</p>

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