



Bingley Avenue,
Tamworth, B78 3BU

Offers in the Region Of £235,000

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This fantastically positioned two-bedroom home is situated on the new Dunstall Park estate in Tamworth, a brilliant location within close distance of Tamworth Town Centre with an array of popular local amenities, as well as wonderful canal walks linked to Hopwas.

Approached via a driveway and charming front garden, the internal accommodation comprises of an entrance hall leading into a spacious living room. This wonderful area provides ample furniture space and has access to a ground floor guest W.C, as well as the social kitchen/diner to the rear, which features a fitted storage cupboard, as well as modern fitted appliances throughout the kitchen and French doors out to the garden.

Upstairs off the landing are two double bedrooms and a family bathroom. The main bedroom features two generous size storage cupboards/wardrobe spaces.

Outside is a charming rear garden with a social patio and extended decking area, plus a lawn and fenced enclosure with side access.





Property Specification

Two Bedroom Home
Highly Sought After Estate in Tamworth
Close to Amenities and Local Schooling
Two Great Size Bedrooms
Family Bathroom

Hall 4' 9" x 3' 4" (1.45m x 1.01m)

Lounge 12' 11" x 11' 7" (3.94m x 3.53m)

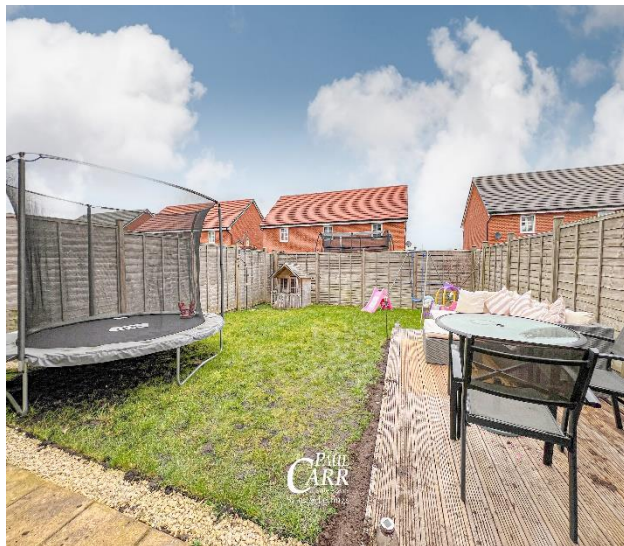
Kitchen/Diner 14' 8" x 9' 3" (4.46m x 2.81m max)

Downstairs W.C. 5' 10" x 2' 9" (1.79m x 0.83m)

Bedroom One 11' 7" x 11' 1" (3.53m x 3.38m)

Bedroom Two 11' 2" x 8' 2" (3.40m x 2.50m)

Bathroom 6' 7" x 6' 2" (2.01m x 1.88m)



Agent's Note:

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract.
Came on the market: 14th February 2025

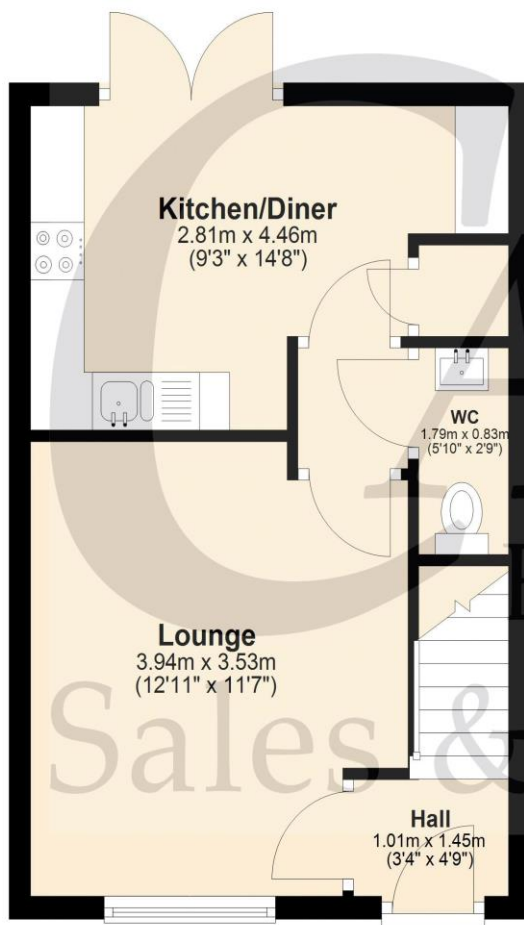
Viewer's Note:

Services connected: Gas/electric/water/drainage
Council tax band: B
Tenure: Freehold
Estate Charge: £127 PA
Loft insulated, not boarded

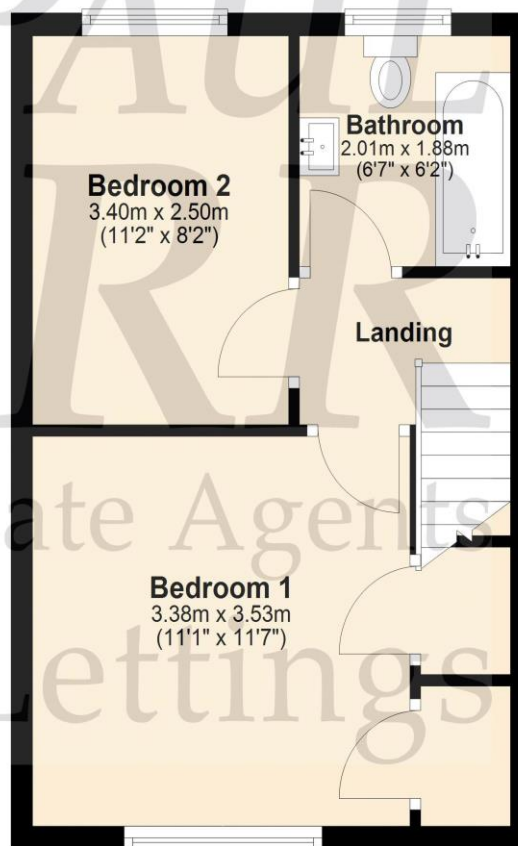
Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only

Ground Floor



First Floor



Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		97 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Map Location

