



**Lycett Lane, Tamworth B79 8UN**

**welcome to**

## **Lycett Lane, Tamworth**

**\*\*MODERN DETACHED PROPERTY\*\*THREE GOOD SIZE BEDROOMS\*\*MASTER EN SUITE\*\*LOUNGE AND SEPARATE DINING ROOM\*\*FITTED KITCHEN\*\*DOWNSTAIRS WC\*\*BATHROOM\*\*DRIVEWAY\*\*INTEGRATED GARAGE\*\*SIX YEARS OLD\*\*DESIRABLE NORTH SIDE OF TAMWORTH\*\***

### **Agent Note**

The Council Tax Band is D.

### **Entrance Porch**

Stairs to first floor, tiled floor, radiator and spotlights.

### **Wc**

Part tiled walls and floor, low level wc, pedestal basin and spotlights

### **Lounge**

14' x 10' 4" ( 4.27m x 3.15m )

Double glazed window to rear, double doors to rear, radiator and ceiling lightpoint.

### **Dining Room**

8' 6" x 10' 2" ( 2.59m x 3.10m )

Double glazed window to front, tiled floor, radiator and ceiling lightpoint.

### **Kitchen**

9' 5" x 9' 4" ( 2.87m x 2.84m )

Double glazed window to rear, double glazed doors to side, cupboard, draw units, roll top work surfaces, steel sink and drainer, mixer tap, gas hob oven, cooker hood, fridge freezer, dishwasher, washer, dryer, tiled floor and radiator.

### **Landing**

Double glazed window to side, loft access, built in cupboard and radiator.

### **Bedroom One**

8' 8" + door recess x 11' 4" ( 2.64m + door recess x 3.45m )

Double glazed window to front, fitted wardrobes, radiator and ceiling lightpoint.

### **En Suite**

Double glazed window to front, pedestal basin, panel bath with shower over, radiator and spotlights.

### **Bedroom Two**

9' 6" + door recess x 9' 8" ( 2.90m + door recess x 2.95m )

Double glazed window to rear, fitted wardrobes and radiator.

### **Bedroom Three**

9' 7" x 8' 7" max ( 2.92m x 2.62m max )

Double glazed window to rear, radiator and ceiling lightpoint.

### **Bathroom**

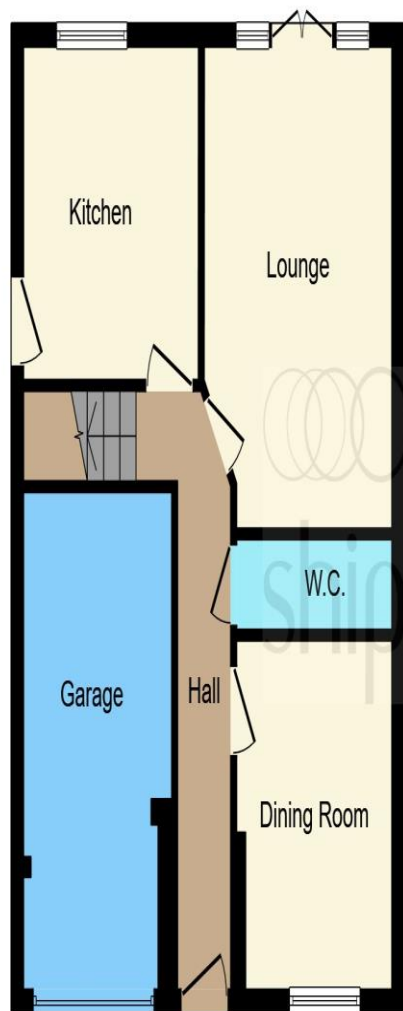
Double glazed window to front, panel bath and shower tiled, low level wc, pedestal basin, tiled walls and floor, radiator and spotlights.

### **Garage**

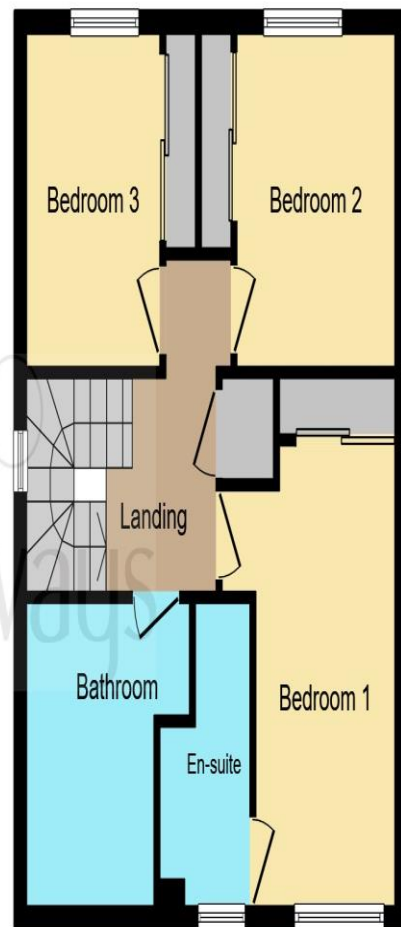
14' 5" x 9' 5" ( 4.39m x 2.87m )

Wall boiler, power point and ceiling lightpoint.



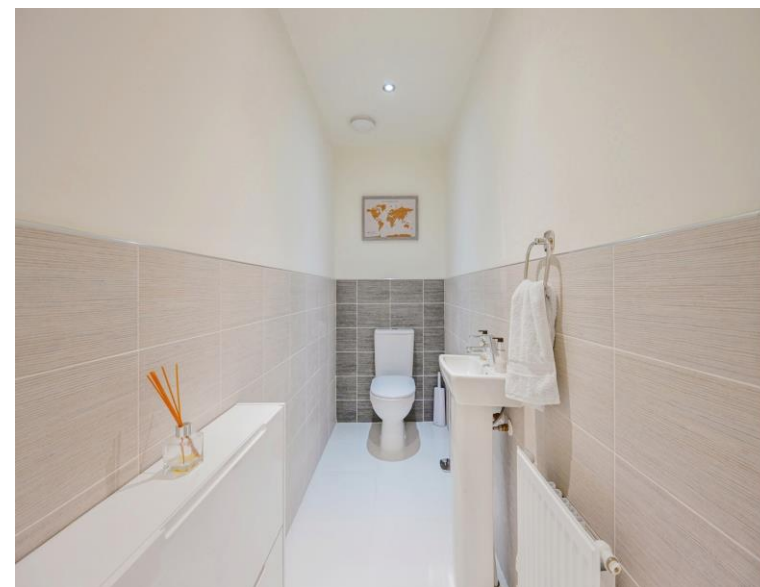


**Ground Floor**



**First Floor**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)



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**Lycett Lane,**  
**Tamworth**

- MODERN THREE BEDROOM DETACHED PROPERTY
- SIX YEARS OLD
- LOUNGE AND SEPARATE DINING ROOM
- FITTED KITCHEN
- DRIVEWAY AND GARAGE

Tenure: Freehold EPC Rating: B

offers over  
**£340,000**



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**0121 747 4722**



[castlebromwich@shipways.co.uk](mailto:castlebromwich@shipways.co.uk)



258 Chester Road, Castle Bromwich,  
BIRMINGHAM, West Midlands, B36 0JE



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