



8 Lindores Road, Tamworth, Staffordshire, B77 2TQ

HOWKINS &
HARRISON

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Tamworth, Staffordshire, B77 2TQ

Guide Price: £310,000

An exceptionally well presented three bedroom double fronted semi-detached family home situated within a popular residential location. Having been extended to provide open plan living space.

Outside there is a delightful rear garden and garage -an early internal viewing is strongly recommended to appreciate this lovely family home.

Features

- Semi-detached family home
- Large open plan lounge/dining area
- Newly fitted kitchen breakfast room
- Integrated appliances
- Useful utility room
- Three good size bedrooms
- Main bedroom with en-suite
- Modern family bathroom
- Delightful rear garden
- Garage and parking



Location

Tamworth is a historic market town in Staffordshire, England, best known for its impressive Norman castle and its role as the ancient capital of the Anglo-Saxon kingdom of Mercia.

The town sits where the River Tame and River Anker meet, giving it a pleasant mix of riverside walks, parks, and green spaces. Tamworth Castle, overlooking the town centre, is its most famous landmark and a key symbol of its early medieval importance.

Modern Tamworth blends history with everyday convenience. It has a busy town centre, shopping areas, cafes, and local markets, alongside cultural attractions such as the Tamworth Assembly Rooms and museums.

Just outside the centre is Drayton Manor Resort, one of the Midlands best-known theme parks, making the town popular with families. Tamworth has strong transport links, including a mainline railway station with fast connections to Birmingham, London, and the North West, and easy access to major roads like the M42 and A5. The town has a largely residential character, with a mix of traditional neighbourhoods and newer housing developments.



Accommodation Details - Ground Floor

Enter via an entrance hall with stairway to first floor landing and doors off to the downstairs WC with low flush WC and wash hand basin. There is an open plan lounge/extended dining room with double aspect windows. The dining area having bi-fold doors to the rear garden and vaulted ceiling with skylight windows.

The modern sleek kitchen is newly fitted with a range of high-level base units and preparation surfaces breakfast- bar, built-in double oven ceramic hob with extractor hood above, tiled flooring, inset ceiling lighting and lovely bi-fold doors to the rear garden. There is an archway leading through to useful utility room.

First Floor

To the first floor there are three excellent sized bedrooms with the main bedroom having built-in wardrobes and access to an ensuite shower room with tiled shower, low flush WC, vanity wash hand basin and part-tiled walls. The modern family bathroom has a panelled bath with shower and shower screen over, low flush WC, vanity wash hand basin and complementary tiling.



Outside

Outside to the front there is access to single garage and further parking. To the rear there is a bright, well-kept rear garden featuring a paved patio area that opens onto a neatly maintained lawn with garden shed.

The garden is fully enclosed by timber fencing, offering privacy, and includes established shrubs and planted borders that add greenery and character. A raised paved section provides space for outdoor furniture or a barbecue, making it ideal for entertaining.

The setting is low-maintenance and functional, with a pleasant outlook.

Tenure & Possession

The property is freehold with vacant possession being given on completion.

Agents Note

Additional information about the property, including details of utility providers, is available upon request. Please contact the agent for further details.



Viewing Arrangements

Strictly by prior appointment via the agents Howkins & Harrison on Tel:01827-718021 Option 1.

Fixtures and Fittings

Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

Services

None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

Local Authority

Tamworth Borough Council [Tel:01827-709709](tel:01827-709709).

Council Tax -Band - B

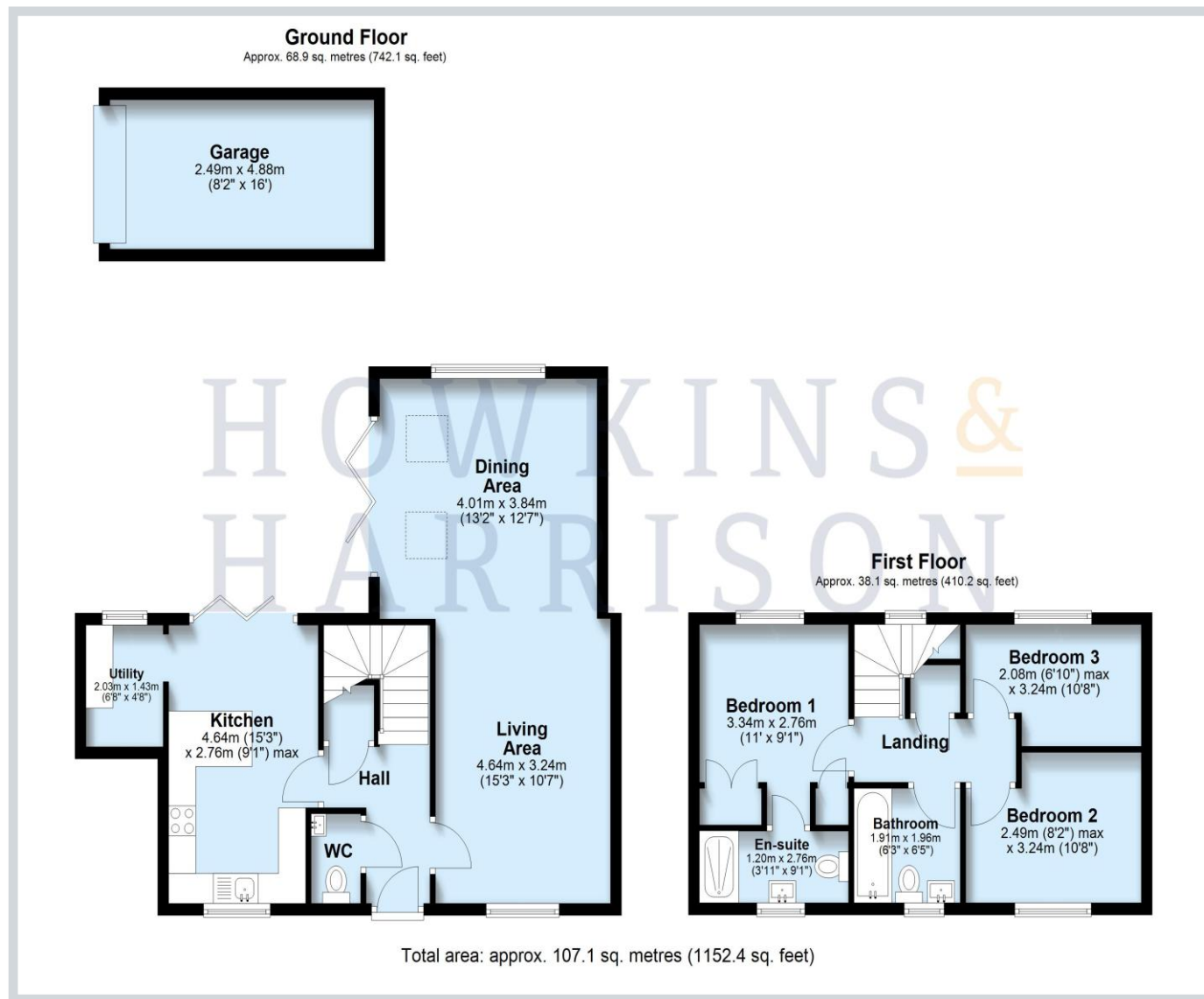
**HOWKINS &
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AWAITING EPC

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Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.



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