

22 Chesterton Way

| B79 8DH | Offers In The Region Of £225,000

ROYSTON & LUND

- No Upward Chain
- Spacious Detached Garage
- Ground Floor Utility/WC
- Close to Numerous Amenities
- EPC: D
- Three Bedroom Family Home in Tamworth
- Corner Plot with Ample Garden Space
- First Floor Family Bathroom
- Council Tax: B
- Freehold

















Situated on a generous corner plot in a popular residential area of Tamworth, this well presented three-bedroom family home offers spacious and versatile accommodation throughout. Benefitting from a bright conservatory, a modern fitted kitchen, a useful utility/WC, front and rear gardens, and a detached single garage, this property is ideally suited to first-time buyers and growing families

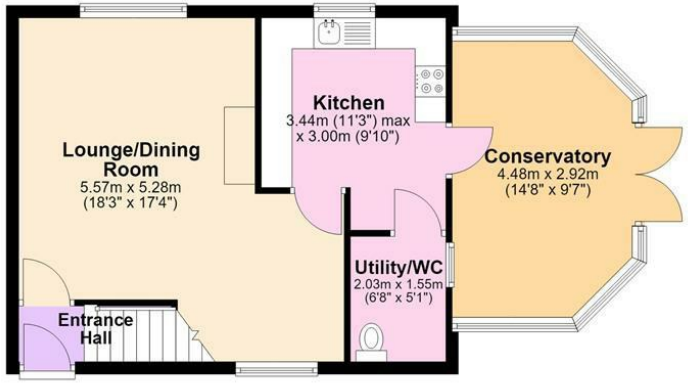
Ground floor accommodation comprises an entrance hall with stairs leading to the first floor and access into the spacious open plan living/dining room. Flooded with natural light from dual aspect windows, the living space centres around an attractive feature fireplace and offers more than enough room for both family living and entertaining. Positioned to the rear is the modern fitted kitchen, benefitting from a range of base and wall units providing ample worktop and storage space. The kitchen also grants access to a practical utility room with a convenient ground floor WC. Completing the ground floor is a generous conservatory overlooking the rear garden, offering a versatile additional reception space with double doors leading outside.

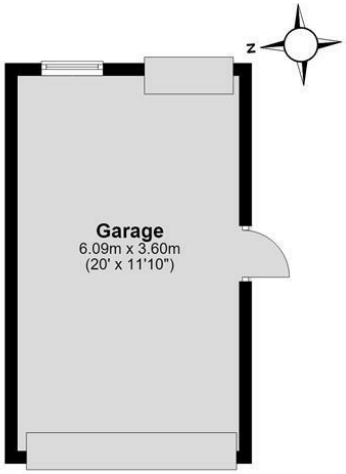
To the first floor there are three well proportioned bedrooms. The principal bedroom is a generous double with fitted wardrobes, while the second bedroom is a further spacious double. The third bedroom is ideal as a child's bedroom, guest room or home office. All three bedrooms are served by the family shower room comprising a walk-in shower, wash basin and WC.

Occupying an enviable corner plot, the property enjoys well maintained gardens wrapping around the front, side and rear. The rear garden features lawned areas, mature trees and shrubs, patio seating spaces and a greenhouse, creating an ideal setting for outdoor entertaining and keen gardeners alike. A standout feature is the detached single garage, offering excellent parking, workshop or storage space with multiple access doors for added convenience.

Ground Floor

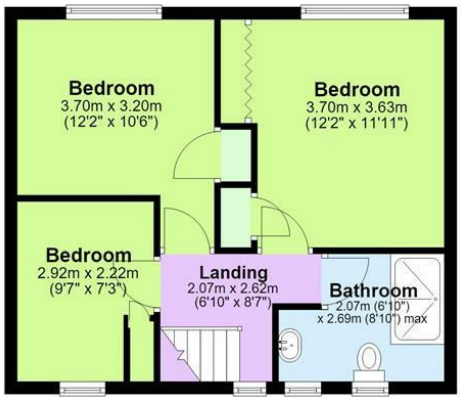
Approx. 73.2 sq. metres (787.6 sq. feet)





First Floor

Approx. 40.7 sq. metres (438.3 sq. feet)



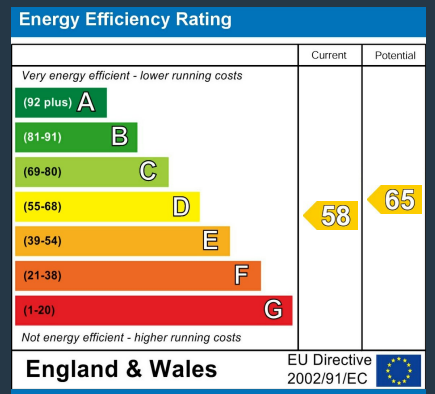
Total area: approx. 113.9 sq. metres (1225.8 sq. feet)

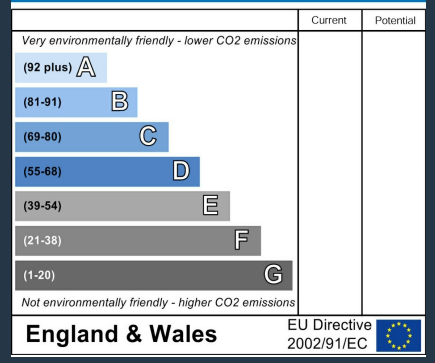
The Property Ombudsman

naea | propertymark PROTECTED

THE GUILD PROPERTY PROFESSIONALS

EPC





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