

ROYSTON & LUND



Sycamore, Wilnecote, Tamworth

Offers In The Region Of £300,000

- Three Bedroom Detached Family Home
- Ample Off Street Parking
- Close By To Numerous Amenities
- Freehold - Council Tax Band - C
- Opportunity For Extension
- NO CHAIN
- Excellent Transport Links
- Larger Than Average Plot
- Opportunity To Put Your Own Stamp On Things
- EPC Rating - C

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98 Sycamore, Tamworth B77 5HF

Royston and Lund are delighted to present to the market 98 Sycamore in Wilnecote, Tamworth. This property stands out from the rest, occupying one of the larger plots on the street with a generous frontage and spacious rear garden, offering plenty of opportunity to put your own stamp on things, from potential extensions to additional off-street parking (subject to planning).

Entering the property, you are greeted by an initial porch which leads straight into the generous living room, offering plenty of space for the family whilst benefiting from a large front-aspect window. Leading off the living room is the ample-sized dining room, which in turn grants access to the kitchen. The kitchen benefits from a side door and rear-aspect window overlooking the garden. There is also a spacious conservatory with wrap-around windows and French doors providing additional access to the rear.

To the first floor, there are three well-proportioned bedrooms. The master bedroom and bedroom two are both doubles with built-in cupboard space, whilst the third bedroom is a spacious single. All three bedrooms share a three-piece suite bathroom consisting of a bath with shower overhead, along with a wash basin and WC.

Facing the property, there is off-street parking for several vehicles via a double tandem driveway and single garage, with scope to increase the parking provision thanks to the generous frontage. To the rear is a lovely, well-maintained tiered garden with plenty of patio space for summer seating and/or alfresco dining. Steps lead up to a lawned area bordered by flower beds, with the garden as a whole enclosed by fenced boundaries.

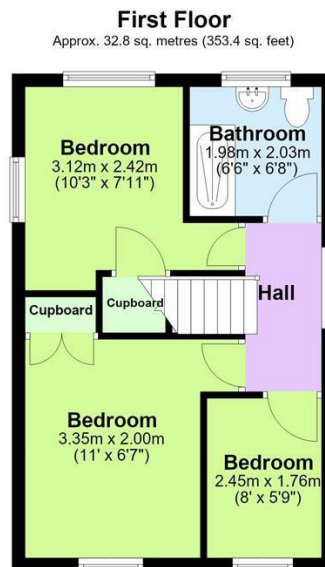
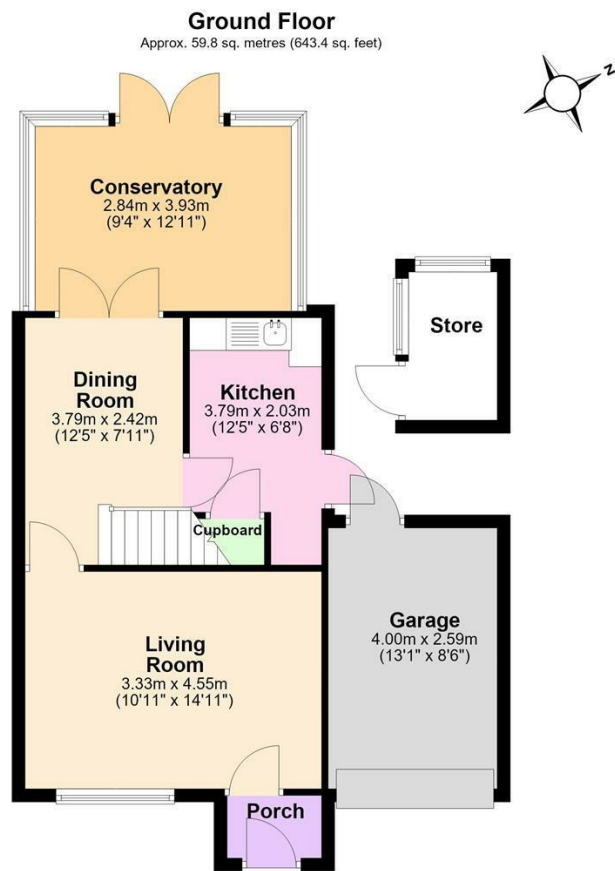
In addition, the side of the property provides access from the front through to the rear and offers a generous amount of space with further potential. Prospective buyers may have the opportunity to create a side extension, subject to the necessary planning permissions.



Council Tax Band: C







Total area: approx. 92.6 sq. metres (996.8 sq. feet)

Viewings

Viewings by arrangement only. Call 01827 66686 to make an appointment.

Council Tax Band

C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
	EU Directive 2002/91/EC	