ROYSTON & LUND







Longfield Close, Amington, Tamworth

Offers In Excess Of £250,000

- NO UPWARD CHAIN
- EASY ACCESS TO TOWN
- GOOD SIZED LOUNGE TO REAR
- EPC D / COUNCIL TAX BAND C
- SPACIOUS SEMI DETACHED HOME
- THREE BEDROOMS
- SHORT DRIVE TO A5 / M42
- POSITIONED IN A LOVELY CUL-DE-SAC
- GARAGE AND PARKING
- FREEHOLD

1 Victoria Road, Tamworth, Staffordshire, B79 7HL
01827 66686

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10 Longfield Close, Tamworth B77 3BJ

NO UPWARD CHAIN A beautifully presented three-bedroom semi-detached home, ideally situated within a quiet cul-de-sac and just a short walk from the picturesque Coventry Canal.

From the moment you arrive, the property makes a great first impression, with a block-paved driveway providing ample off-road parking and access to the integral garage. The garage offers excellent additional storage and, subject to the necessary permissions, could potentially be converted to create further internal living space.

Stepping inside, this welcoming home offers a wonderful combination of warmth, comfort and practicality. The accommodation is well proportioned throughout, while also offering excellent potential for modernisation, making it an ideal choice for families or those looking to downsize without compromising on space.

To the first floor are three well-proportioned bedrooms, complemented by a good-sized family bathroom and a separate WC.

Externally, the property benefits from a lovely mature rear garden, providing a private and attractive outdoor space. With a generous patio and lawned areas, it offers the perfect setting for relaxing, entertaining family and friends, or enjoying the warmer months.

The location is equally appealing, with a range of local amenities conveniently close by, including well-regarded schools catering for children of all ages. Excellent transport links provide easy access to surrounding areas, making this an attractive proposition for commuters.

This is a fantastic opportunity to acquire a delightful home in a desirable and convenient setting, with further potential to personalise and enhance. An internal inspection is highly recommended to fully appreciate the accommodation, outdoor space, potential and excellent location this property has to offer.

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Council Tax Band: C





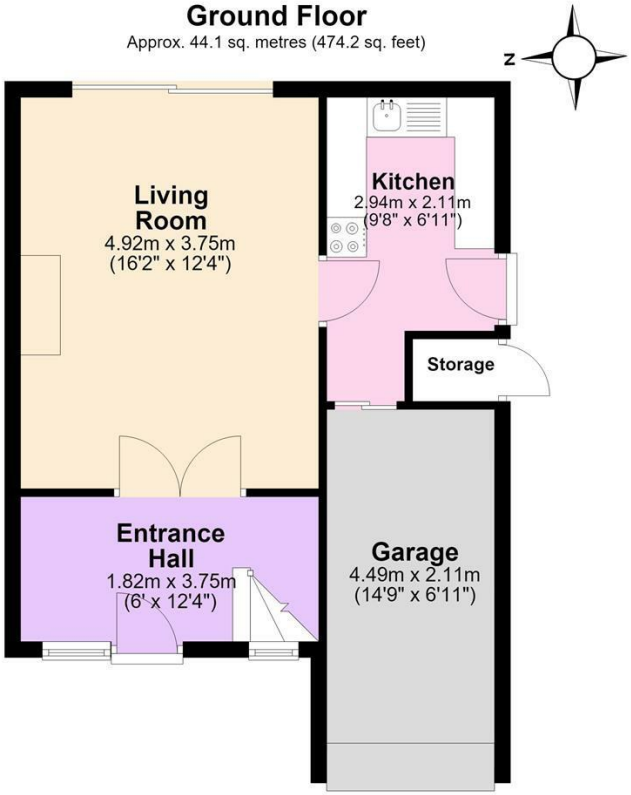






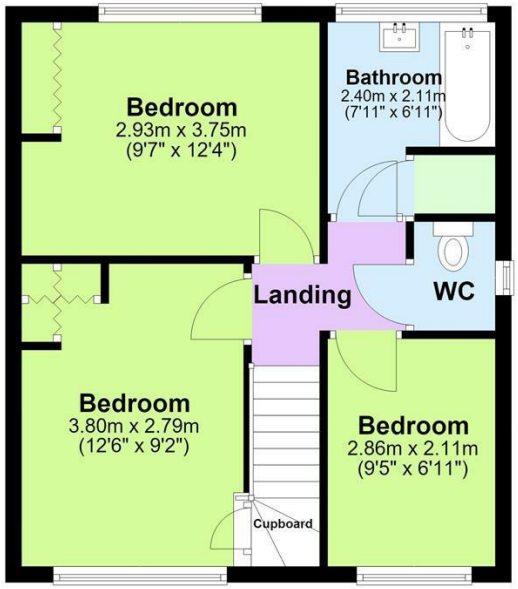
Ground Floor

Approx. 44.1 sq. metres (474.2 sq. feet)

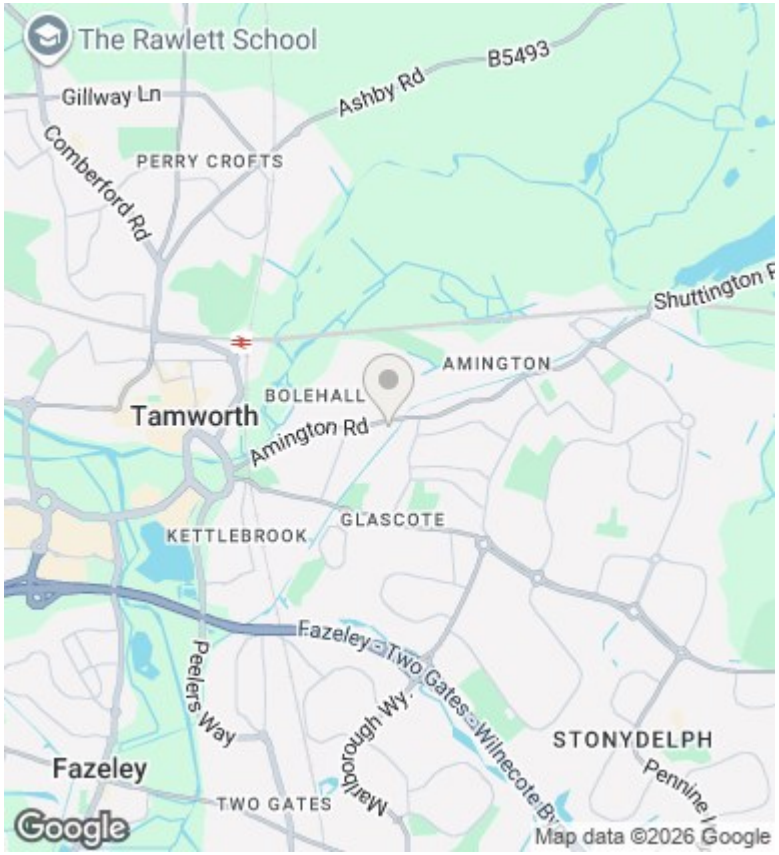


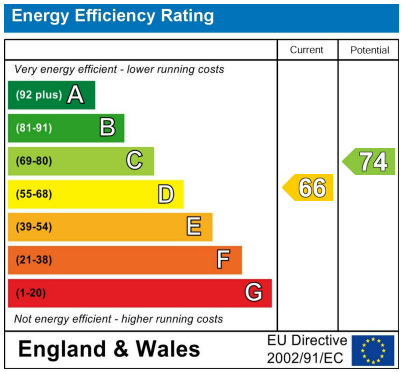
First Floor

Approx. 40.7 sq. metres (438.4 sq. feet)



Total area: approx. 84.8 sq. metres (912.6 sq. feet)





Viewings

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

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