

# ROYSTON & LUND



## Pessall Lane, Edingale, Tamworth

Offers In The Region Of £199,950

- **\*\*CASH BUYERS REQUIRED\*\*** - NON STANDARD TIMBER CONSTRUCTION
- Conservatory
- Large Gardens
- EPC Rating F
- Semi-Detached Home within Village Location
- Guests Cloaks
- Gravelled Driveway with Double Gates to Rear
- Three Good Sized Bedrooms & Shower Room
- Kitchen & Separate Utility Room
- Council Tax Band B

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# 12 Pessall Lane, Tamworth B79 9JN

**\*\*CASH BUYERS REQUIRED\*\* - NON STANDARD TIMBER CONSTRUCTION - BUILT IN 1960'S  
\*\* FULL PINE WOOD - BRICK / CONCRETE FOUNDATIONS \*\***

Royston & Lund are pleased to offer for sale this semi-detached home of timber construction which has the benefit of a lawned area and gravelled driveway to the front providing ample off road parking and double gates leading through to the spacious enclosed rear garden. The property is offered with no upward chain and enjoys a position on the edge of Edingale. It is suited to cash buyers due to the construction type.

On entering the property through the porch, you are welcomed into a large open plan lounge dining area complete with log burner and doors through to the large conservatory. The kitchen is located to the front and a separate utility room and guests cloaks complete the ground floor accommodation.

To the first floor are three good sized bedrooms and a shower room.

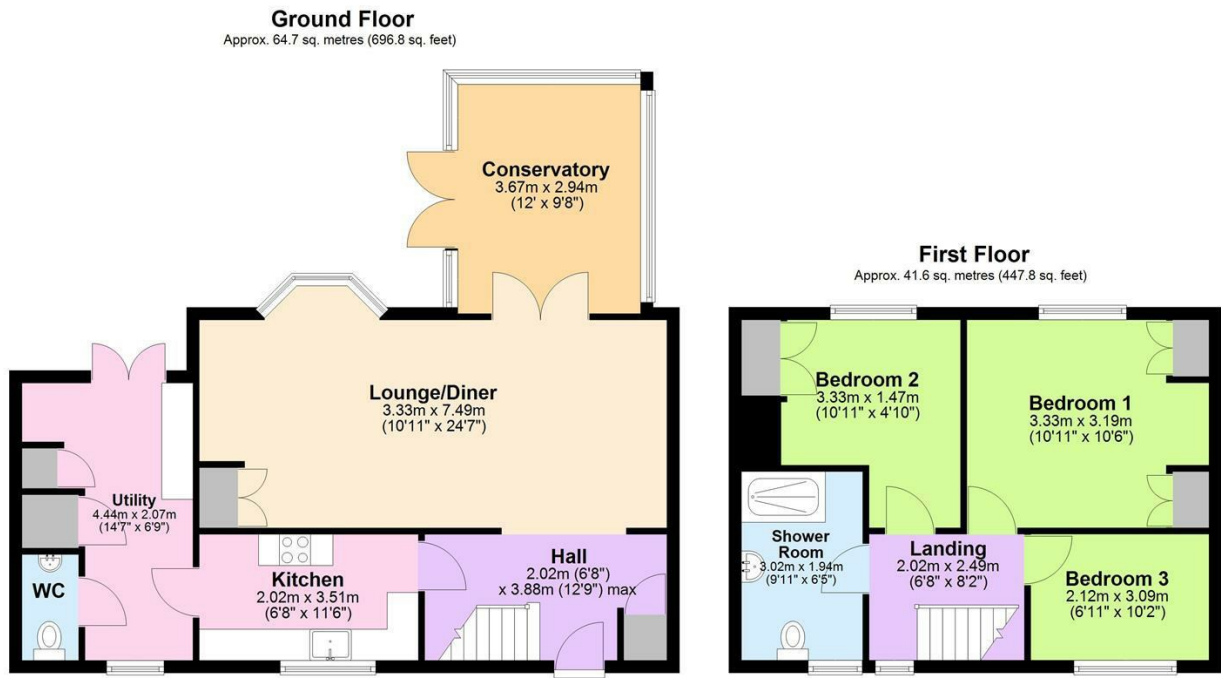
Edingale enjoys a countryside location but is handily positioned with good transport links to A38 and M42, with Tamworth, Lichfield and Ashby de la Zouch all being within easy reach. The village has the Mary Howard Primary School with links to the John Taylor Academy a bus ride away. The village of Harlaston is only two miles away with the benefit of having a public house.



Council Tax Band: B







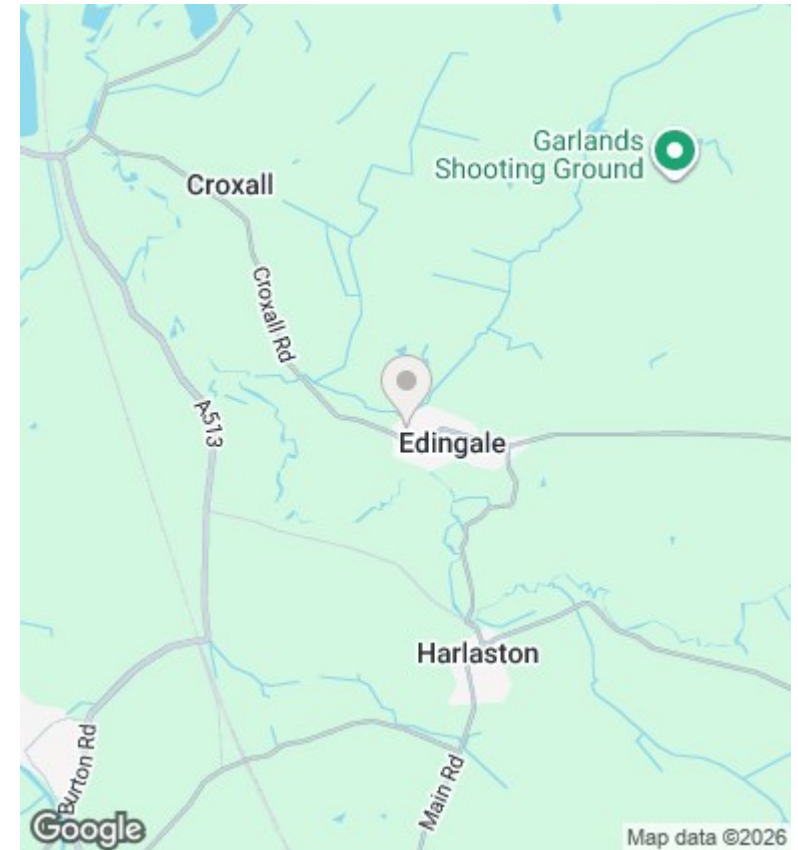
Total area: approx. 106.3 sq. metres (1144.6 sq. feet)

### Viewings

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

### Council Tax Band

B



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		71
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	33	
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC