

# ROYSTON & LUND



## Sorrel, Tamworth

Offers In The Region Of £86,950

- Ground Floor Flat
- Kitchen
- EPC Rating - C
- One Bedroom
- Bathroom
- Council Tax Band - A
- Living Room
- Leasehold - 125 years from 12/10/2020
- Ground Rent & Building Insurance - £226.54 per annum

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

tamworthenquiries@royston-lund.co.uk  
www.royston-lund.co.uk



# 45 Sorrel, Tamworth B77 4HA

Royston and Lund are pleased to offer for sale this one bedroom ground floor flat.

Through the entrance hall to the left is the living room. There is access to the rear of the property with a small sheltered patio space, the living room also connects directly to the kitchen. To the right of the hall is a double bedroom, while to the centre of the property is the bathroom.

The area offers good schools including Amington Heath Primary School & Nursery and Landau Forte Academy Amington, both nearby. Regular bus services connect the area to Tamworth town centre in around 10 minutes, while the A5 provides quick access to the M42 and M6 Toll for commuters.

Local parks and play areas offer green space for leisure, and everyday shopping and services are easily accessible within the wider Amington and Tamworth area.

Lease - 125 years from 12th October 2020.  
Ground rent and building insurance - £226.54 per annum



Council Tax Band: A



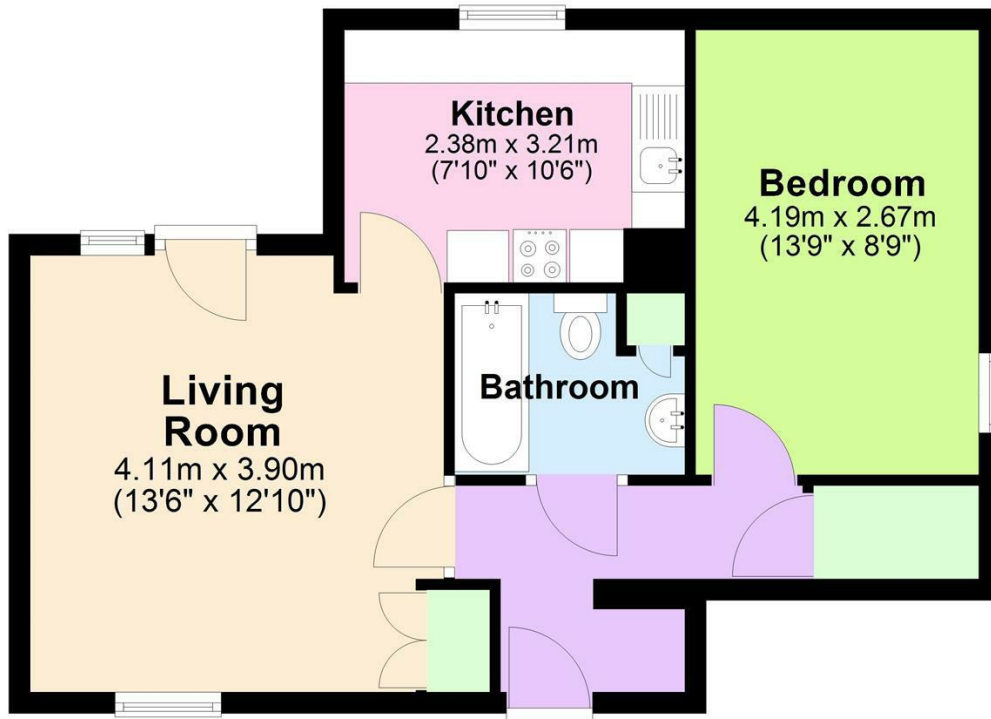






## Ground Floor

Approx. 46.5 sq. metres (500.5 sq. feet)



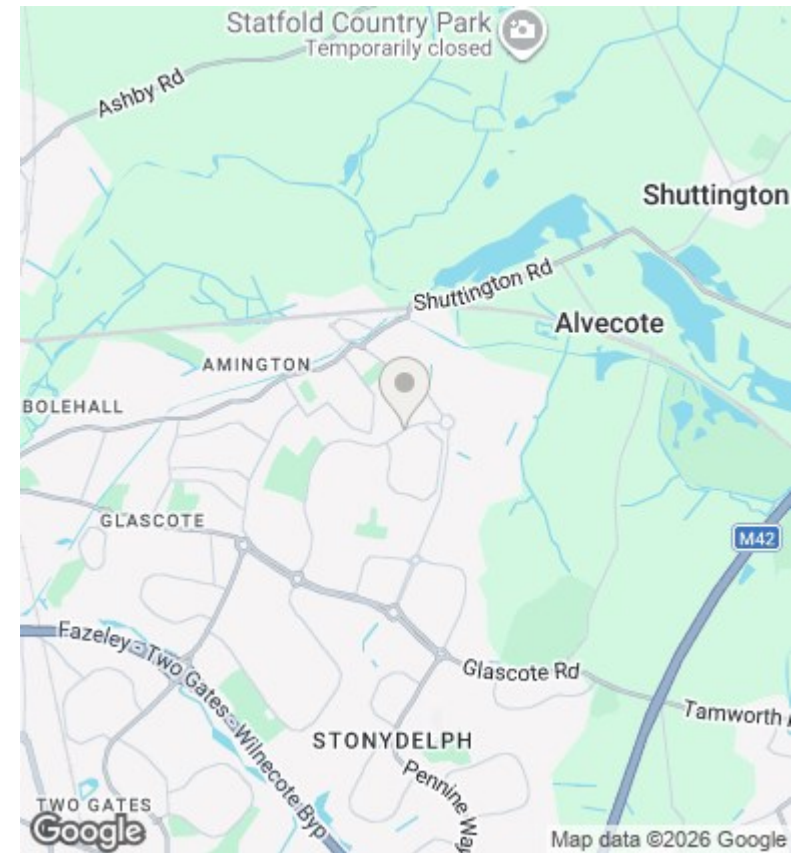
Total area: approx. 46.5 sq. metres (500.5 sq. feet)

## Viewings

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

## Council Tax Band

A



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	72	76
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		