ROYSTON & LUND

Kipling Rise, Coton Green, Tamworth

Asking Price £195,000

- Popular Location on the North Side of Tamworth
- Separate Living Room and Dining Room
- Enclosed South Facing Rear Garden with shed & Summer House
- Freehold
- Spacious Ground Floor Accommodation
- Ground Floor Third Bedroom
- Council Tax Band B
- Conservatory
- Two Bedrooms and Family Bathroom to the First Floor
- EPC Rating C

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

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

11 Kipling Rise, Tamworth B79 8LX

Royston & Lund are delighted to offer for sale this well-presented mid-terraced home, situated on the popular north side of Tamworth and within easy reach of a range of local amenities and highly regarded schools.

The property is approached via an inner porch, which opens into the dining room. Double doors lead through to a separate living room and conservatory, currently utilised as a home gym. A versatile third reception room provides excellent flexibility and could be used as a third bedroom, home office or playroom.

A guest cloakroom and fitted kitchen complete the ground floor accommodation, with the kitchen providing access to the enclosed south facing rear garden.

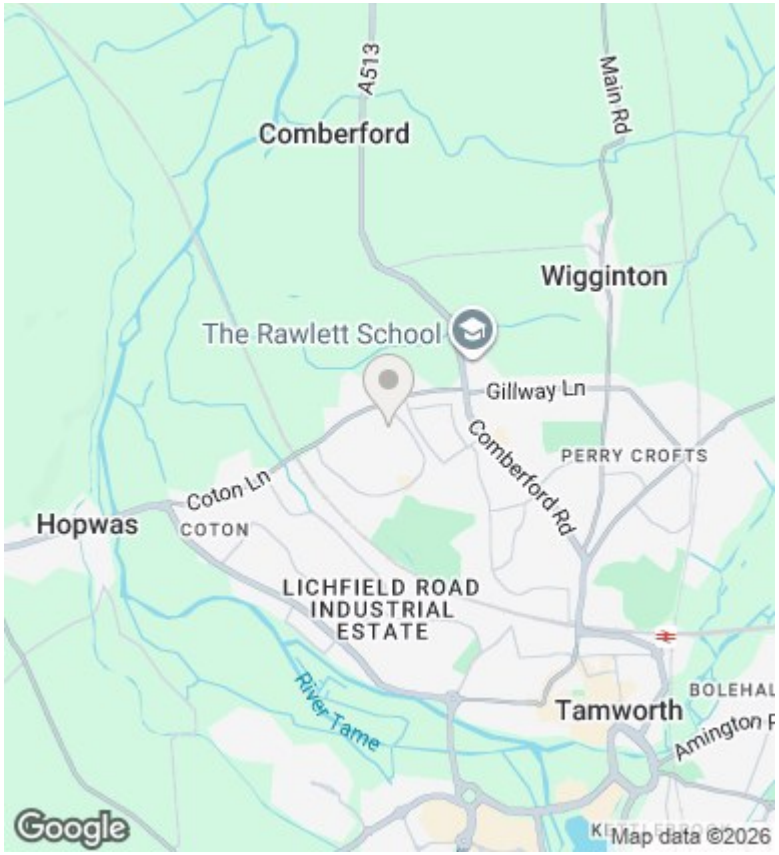
To the first floor are two well-proportioned bedrooms and a family bathroom.

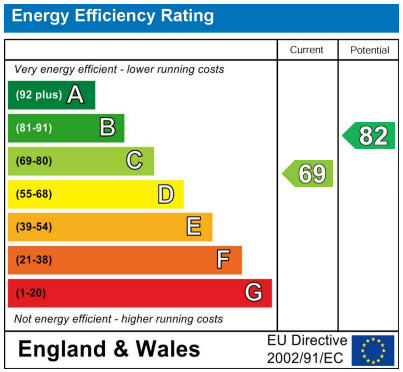
Tamworth offers a wide variety of shopping and leisure facilities, from high-street retailers at Ventura Retail Park to independent shops within the historic town centre. Leisure attractions include Tamworth SnowDome, offering indoor skiing and snowboarding alongside swimming, gym and spa facilities. For those who enjoy the outdoors, the town boasts numerous parks and green spaces, including the picturesque Castle Grounds, while nearby Kingsbury Water Park provides further opportunities for walking, cycling and outdoor recreation.

3 1 2 C

Council Tax Band: B

Total area: approx. 104.2 sq. metres (1121.1 sq. feet)





Viewings

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

Council Tax Band

B

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