

37 Lud Lane, Tamworth, B79 7EW

£275,000

A PERSONAL APPROACH TO ESTATE AGENCY.

james kidd



Bedrooms: 3 | Bathrooms: 1 | Receptions: 1
EPC Rating: C
Council Tax Band: B

A beautifully renovated three-bedroom home, perfect for first time buyers – welcome to 37 Lud Lane.

Situated in a convenient and fairly central position within Tamworth, this attractive home is ideally placed for access to Tamworth Train Station, offering connections to both Birmingham and London, as well as a range of local schools and everyday amenities.

From the moment you arrive, this home makes a wonderful first impression. Boasting attractive kerb appeal, it is immediately evident that considerable care and attention have gone into its renovation. Obvious external improvements include a new roof, windows and external doors, all completed in 2024. To the front, a welcoming enclosed garden features an attractive patio and pathway leading to the main entrance.

Stepping inside, you are greeted by a bright and welcoming entrance hallway, complete with a useful cloakroom housing the boiler, which was installed in 2024. The hallway leads through to a spacious living room, offering an excellent space for relaxing and spending time with family. A stylish feature fireplace creates an attractive focal point, while large windows flood the room with natural light and provide pleasant views over the garden.

Continuing through the property, the living room flows seamlessly into a contemporary fitted kitchen/diner, installed in 2025. Designed with both practicality and entertaining in mind, the kitchen benefits from a range of integrated appliances, including a fridge/freezer, full-size dishwasher, washing machine, electric oven, hob and extractor. This fantastic social space also provides access to a ground-floor guest WC and the rear garden.

To the first floor, the landing gives access to three well-proportioned bedrooms, offering comfortable accommodation for first-time buyers, couples or a growing family. Completing the upstairs accommodation is a modern family bathroom suite, installed in 2024, with wash hand basin, WC, and a bath/shower.

Externally, the property continues to impress with a charming rear garden, featuring an attractive and well-maintained patio area, perfect for outdoor dining and entertaining, alongside a lawn offering a pleasant yet manageable outdoor space. The garden also benefits from access to an external garage, which has seen further improvements, including a replacement roof in 2025.

A fantastic opportunity to purchase a thoughtfully renovated home, ready for its next owners to move straight in and enjoy.

Agent's Note:

We have not tested any electrical, central heating, or sanitaryware appliances. Prospective purchasers are advised to carry out their own investigations regarding the functionality of these items. Floor plans are provided for identification purposes only and are not guaranteed to scale. All room measurements in these sales particulars are approximate. Any subjective comments included reflect the opinion of the selling agent at the time of preparing these details and may not necessarily align with the opinions of a purchaser. These sales particulars are produced in good faith as a general guide and do not form any part of a contract or offer. Purchasers are advised to confirm with the agent which fixtures and fittings are included in the sale at the point of making an offer. All images contained within these particulars must not be reproduced without prior written consent.

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We appreciate your cooperation in helping us comply with anti-money laundering regulations. In addition to the traditional requirement for photographic identification and proof of address, James Kidd Ltd may also employ an electronic verification system to fulfil our AML obligations. This system allows us to verify your identity using basic personal details. You understand that we will conduct this search solely for the purpose of verifying your identity. Any personal data provided will be used exclusively for anti-money laundering compliance. Please note there will be a nominal charge payable by each buyer to cover the cost of these AML checks.















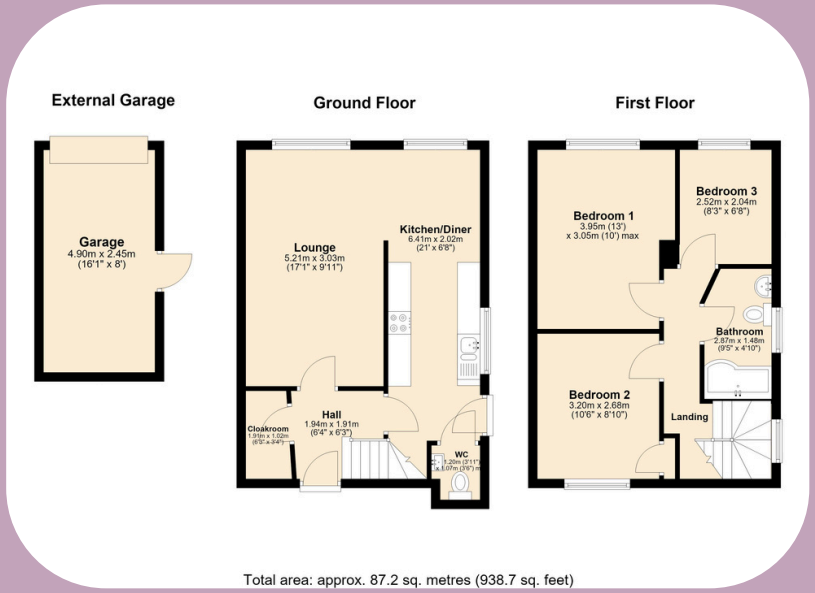












Total area: approx. 87.2 sq. metres (938.7 sq. feet)











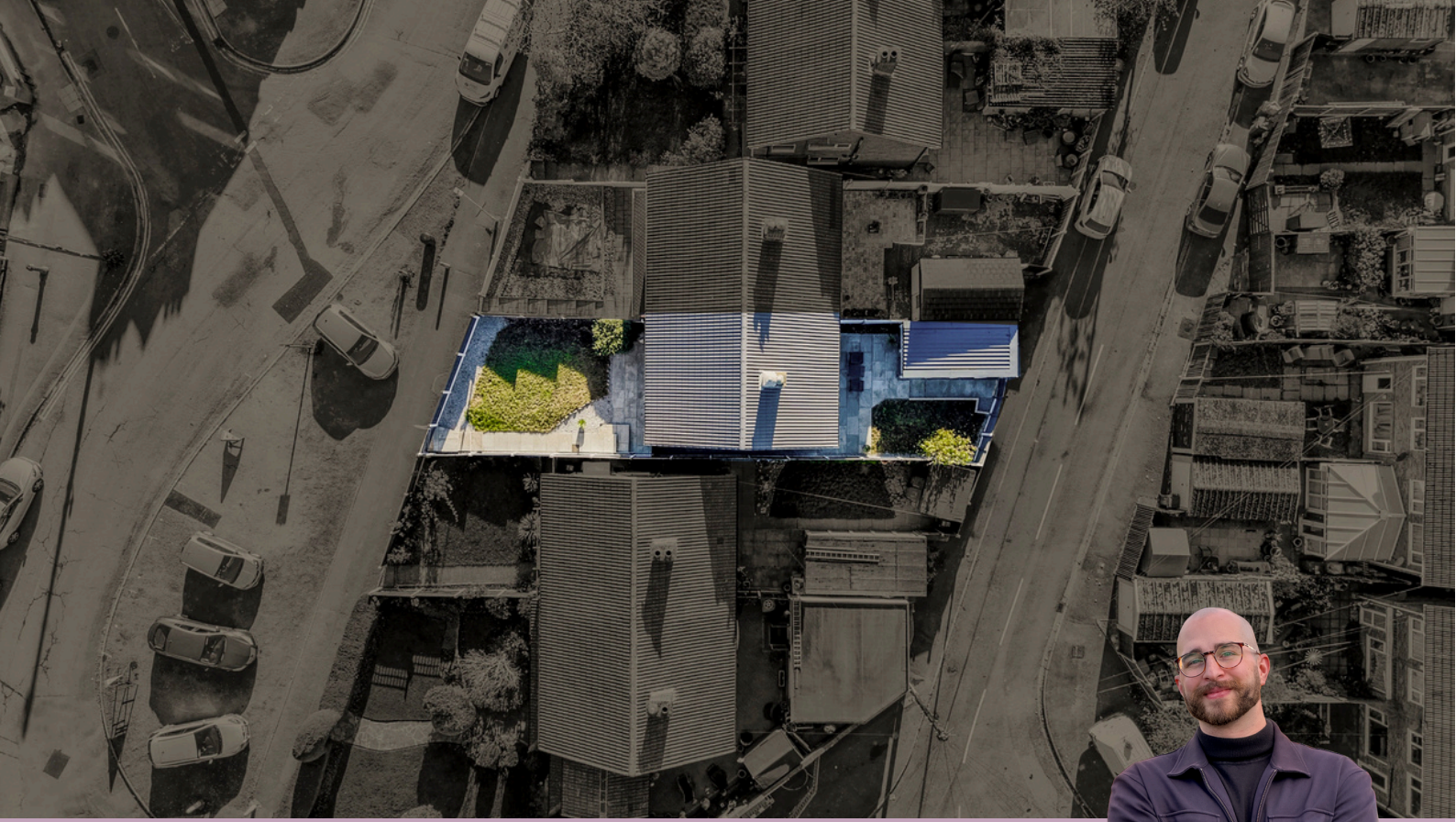












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