ROYSTON & LUND







Hartleyburn, Wilnecote, Tamworth

Offers In Excess Of £260,000

- EXTENDED 3 BED SEMI DETACHED
- GREAT SIZED KITCHEN
- OFF ROAD PARKING AND DETACHED GARAGE
- DIRECT ACCESS TO MAJOR ROADS A5, M42 M6 & M6 TOLL
- NO UPWARD CHAIN
- FULL OF POTENTIAL
- FREEHOLD
- FANTASTIC CORNER PLOT
- MASTER BEDROOM WITH ENSUITE
- COUNCIL TAX BAND C / EPC C

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

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

48 Hartleyburn, Tamworth B77 4BL

Royston & Lund are delighted to offer for sale with NO ONWARD CHAIN this extended three bedroom semi-detached home, ideally situated in the popular and convenient residential area.

The property is well placed for a wide range of local amenities, including shops, leisure facilities and well-regarded primary and secondary schools and is also ideally located for commuters, with convenient access to the A5 and M42, while nearby bus routes provide direct connections into Tamworth town centre.

Internally, the property offers well-proportioned and versatile accommodation throughout. Upon entering, you are welcomed by a bright and inviting entrance, providing access to the modern and well-appointed fitted kitchen. The extended layout offers excellent flexibility for modern family living, with further ground-floor accommodation comprising a generously sized dining area, comfortable living room and useful conservatory, creating a range of versatile spaces for both everyday living and entertaining.

To the first floor, there are three well-sized bedrooms, with the principal bedroom benefiting from its own en-suite bathroom. The remaining bedrooms provide excellent flexibility for family living, guests or home working, complemented by a well-presented family bathroom.

Externally, the property continues to impress, with a generous driveway providing ample off-road parking, a detached garage and a private rear garden offering an excellent space for outdoor relaxation and entertaining.

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Council Tax Band: C

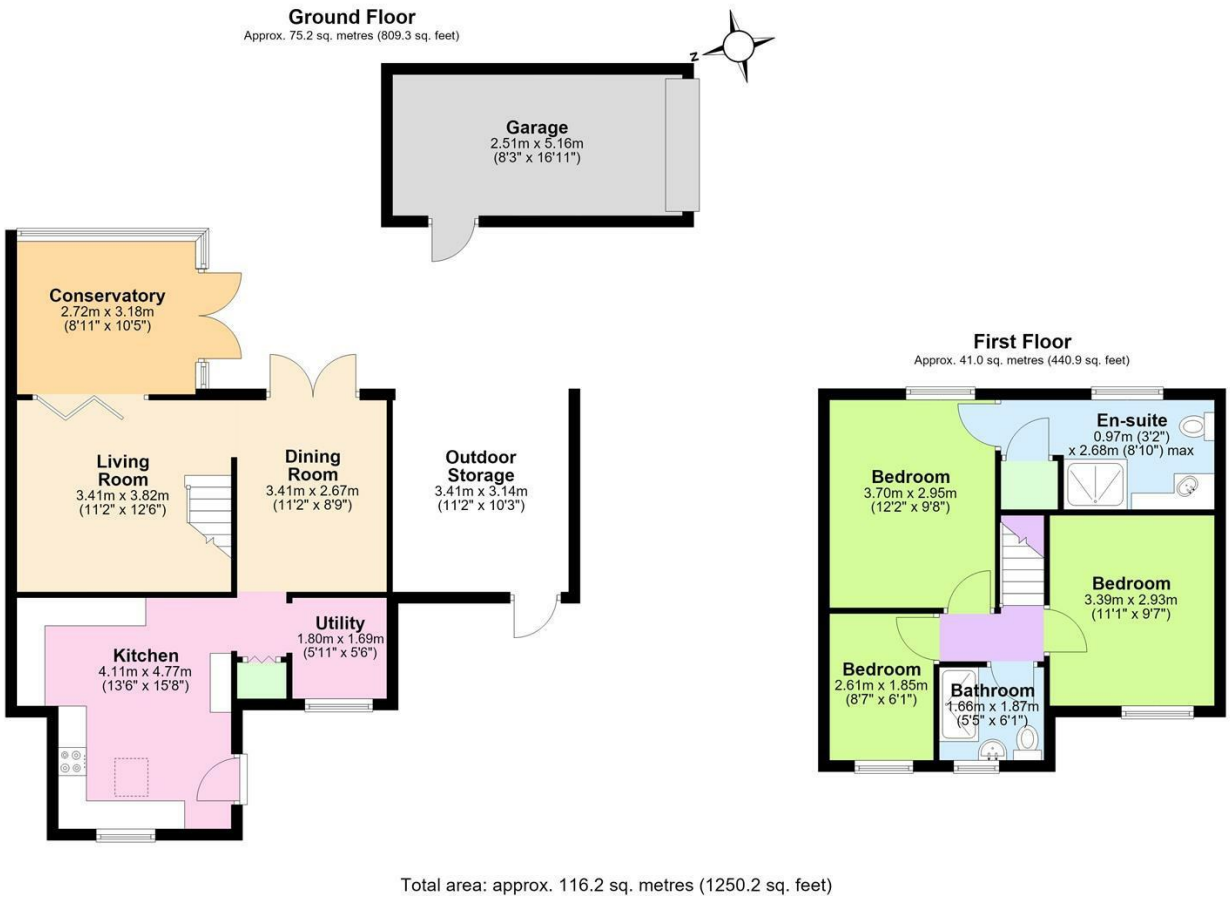




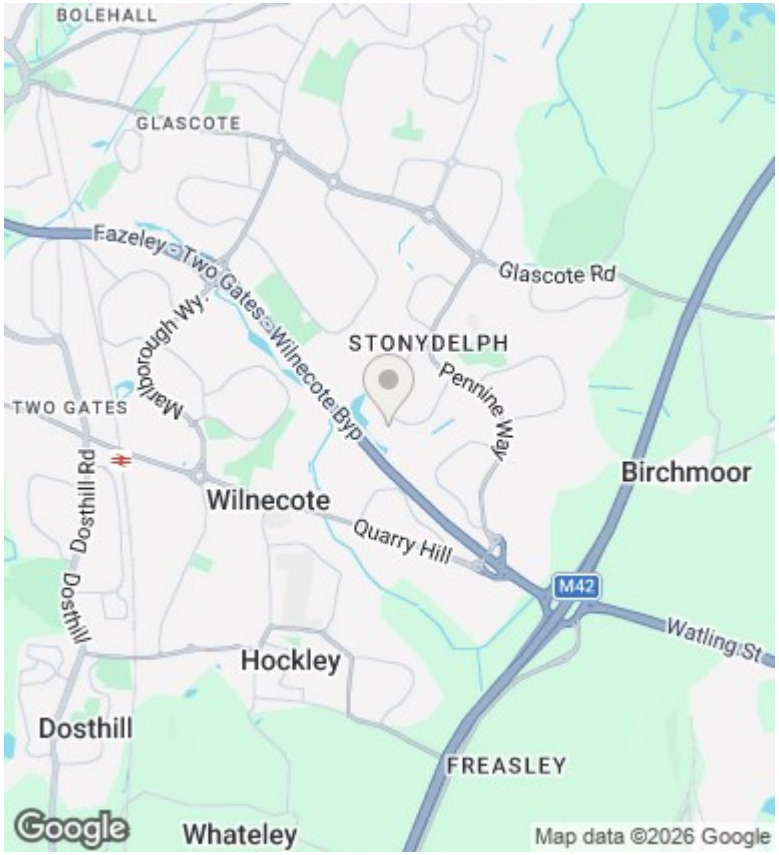


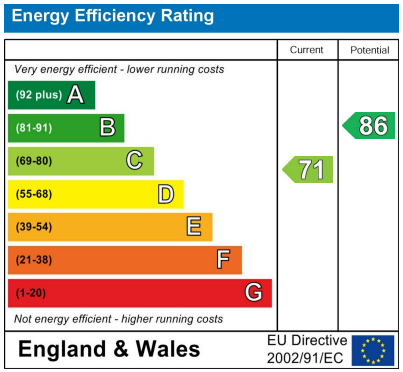






Total area: approx. 116.2 sq. metres (1250.2 sq. feet)





Viewings

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

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