

8 Summerfield Road

| B77 3PG | Offers In Excess Of £380,000

ROYSTON & LUND

- Three Bedroom Detached Family Home
- New Modern Kitchen With High Quality Fixtures And Fittings
- Modern Bathroom
- Ample Off Street Parking
- EPC Rating - C
- Stunning Interior
- New Flooring Throughout The Ground Floor
- Integrated Kitchen Appliances
- Single Integral Garage And Carport
- Freehold - Council Tax Band - C

















Royston and Lund are delighted to bring to the market this three-bedroom detached family home located in Tamworth. Situated close to numerous amenities such as local shops, pubs and restaurants, the property also benefits from a great selection of local schools and excellent transport links via the M42 towards Birmingham. This property would be a great fit for a growing family.

Ground floor accommodation comprises an entrance hall that leads into the main reception room and stairs to the first floor. The living room is generously sized and benefits from a front-aspect bay window, flooding the room with natural light whilst providing plenty of space for the family. Leading off the living room is the kitchen diner, showcasing high-quality base and wall units that house integrated appliances, including an eye-level oven, hob and extractor hood, along with under-unit space for a fridge freezer. Positioned to the rear of the property is the family dining room, which grants access to the rear garden. The rear porch also provides access to the carport and rear garden, along with the utility room/WC.

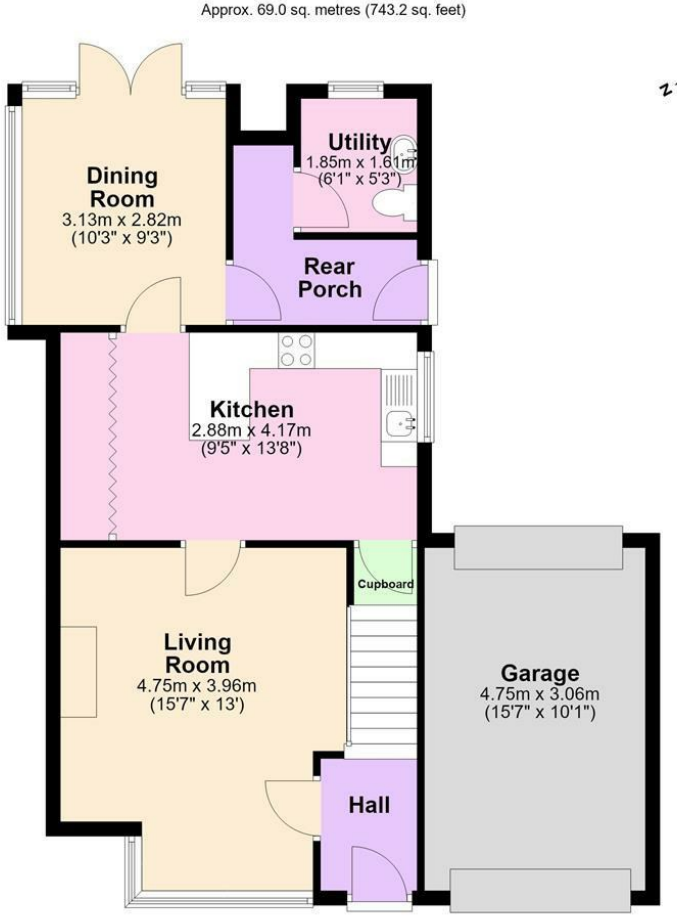
To the first floor, there are three well-proportioned bedrooms. The principal bedroom benefits from built-in wardrobes. All bedrooms share a modern, tiled three-piece bathroom suite consisting of a bath with a shower overhead, along with a washbasin and WC.

To the front of the property, there is ample off-street parking via a double driveway, along with a single double door garage to the front and rear.

To the rear of the property, there is a neatly presented garden with a patio area providing space for summer seating and/or alfresco dining. This is followed by a lawn area lined with planters, apple and pear trees and enclosed by fenced boundaries.

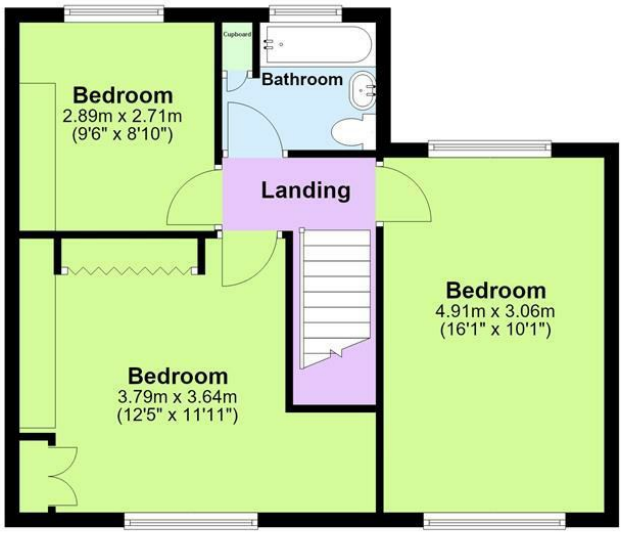
Ground Floor

Approx. 69.0 sq. metres (743.2 sq. feet)



First Floor

Approx. 48.9 sq. metres (526.4 sq. feet)



Total area: approx. 118.0 sq. metres (1269.6 sq. feet)

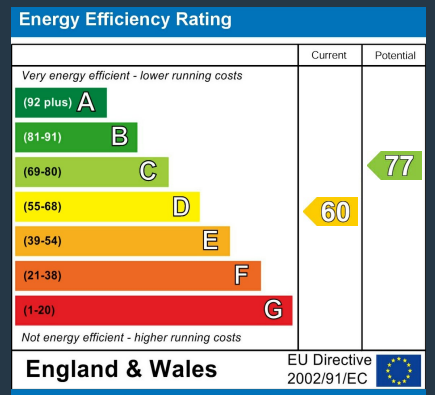
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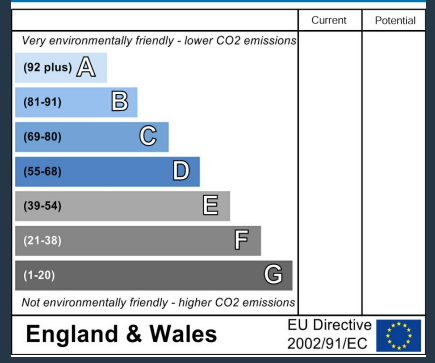
The Property Ombudsman

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THE GUILD PROPERTY PROFESSIONALS

EPC





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