

# ROYSTON & LUND



## Sycamore, Wilnecote, Tamworth

£195,000

- 2 Bedroom Semi-Detached
- Lounge
- Driveway Providing Off-Road Parking
- EPC Rating D
- No Chain - Vacant Possession
- Kitchen to Front
- Freehold
- Ideal for First Time Buyers or Investors
- Garden to Rear
- Council Tax Band B

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## 16 Sycamore, Tamworth B77 5HB

Royston & Lund are delighted to present this well-positioned two-bedroom semi-detached home, situated within a popular residential area of Tamworth. Offering well-proportioned accommodation throughout together with off-street parking for multiple vehicles and a generous rear garden, this property would make an ideal first-time purchase or investment opportunity.

The property opens into an entrance hallway which provides access to the kitchen and spacious living/dining room. The bright and airy reception space benefits from a large bay window overlooking the rear garden, creating an excellent area for both relaxing and entertaining. The kitchen offers a range of fitted units, ample worktop space and room for appliances.

To the first floor are two bedrooms, including a generous principal bedroom with fitted storage potential, alongside a family bathroom fitted with a three-piece suite and shower over bath. Outside, the property benefits from a substantial gravelled driveway providing parking for multiple vehicles, while to the rear there is an enclosed lawn garden with patio area and mature planting, offering plenty of outdoor space to enjoy.

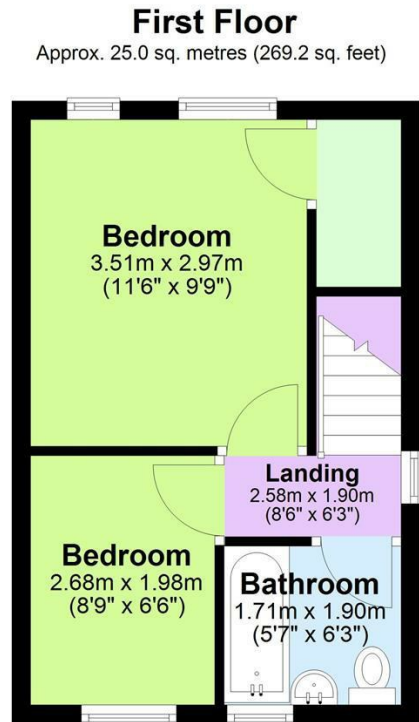
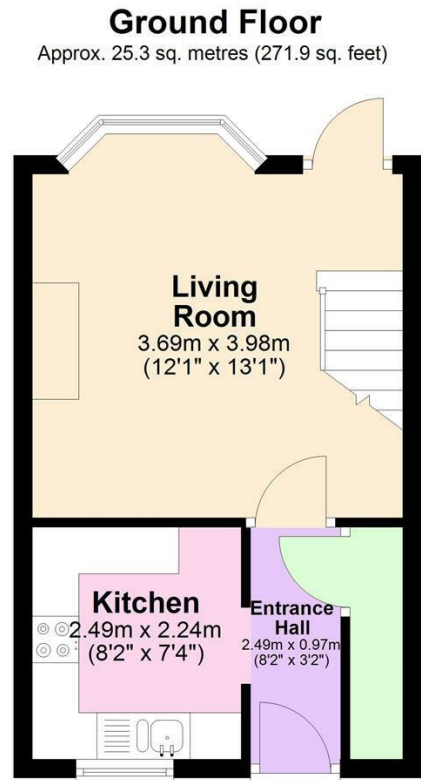
Situated in a quiet residential location, the property benefits from easy access to well-regarded primary and secondary schools, nearby shops, along with excellent transport links to the A5 and M42, making it ideal for commuters and families alike.



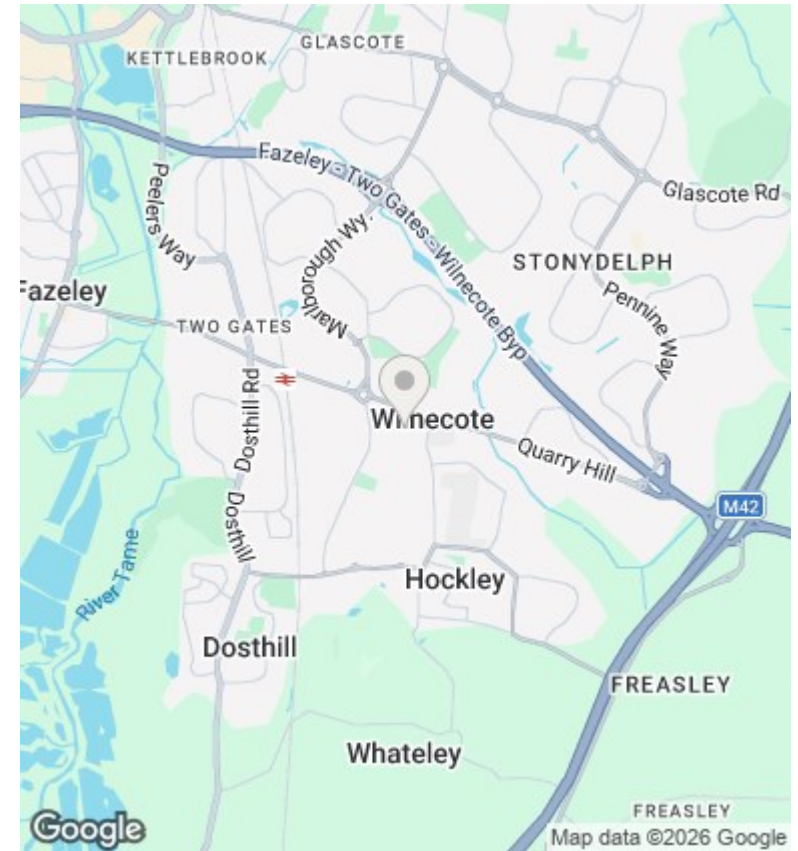
Council Tax Band: B







Total area: approx. 50.3 sq. metres (541.1 sq. feet)



### Viewings

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

### Council Tax Band

B

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>81</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>59</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	