

# ROYSTON & LUND



## Ninefoot Lane, Tamworth

Offers Over £385,000

- Stunning 5 Bedroom Family Home
- Master Bedroom with En-Suite Shower Room
- Council Tax Band C
- Off Road Parking for up to 5 cars
- Immaculate Landscaped Garden
- Modern and Beautifully Maintained Throughout
- Garden Cabin with Bar and snug

# 29 Ninefoot Lane, Tamworth B77 2NA

Royston & Lund present this immaculate family home which offers a fantastic opportunity for its next owners to simply move in and enjoy. Having been redecorated throughout, the property is presented in pristine condition and is perfectly suited to modern family living — including multi-generational households, thanks to a generous fifth bedroom on the ground floor.

Approached via a spacious driveway providing off-road parking for up to five vehicles, you enter the property through a double-glazed porch into a welcoming entrance hallway.

The bright and contemporary kitchen sits directly opposite, flooded with natural light and featuring modern fixtures and ample storage. The lounge is warm and inviting, flowing seamlessly into a generous dining area — ideal for hosting family gatherings around a large dining table. From here, sliding patio doors lead into a conservatory with a warm roof, offering year-round use & lovely views over the rear garden. The converted garage provides a spacious ground-floor double bedroom, making it ideal for guests or flexible additional living space.

Upstairs, the first floor offers four well-proportioned bedrooms. The master benefits from its own en-suite shower room, while the remaining bedrooms are served by a stylish family bathroom complete with a large shower, WC and wash basin.

Externally, the rear garden is beautifully maintained and thoughtfully landscaped, featuring lawned areas, stunning porcelain patio tiles and decking — perfect for summer entertaining. A superb garden cabin completes the space, cleverly divided between storage & a cosy snug with TV & bar area which has air conditioning ideal for relaxing or hosting.

The location is exceptionally convenient, with Morrisons, Lidl & B&M all nearby. Tamworth town centre & the popular Ventura Retail Park are just a 10-minute drive away. Well-regarded local schools including Bird’s Bush, St Gabriel’s Catholic & Tamworth Enterprise College all within walking distance.

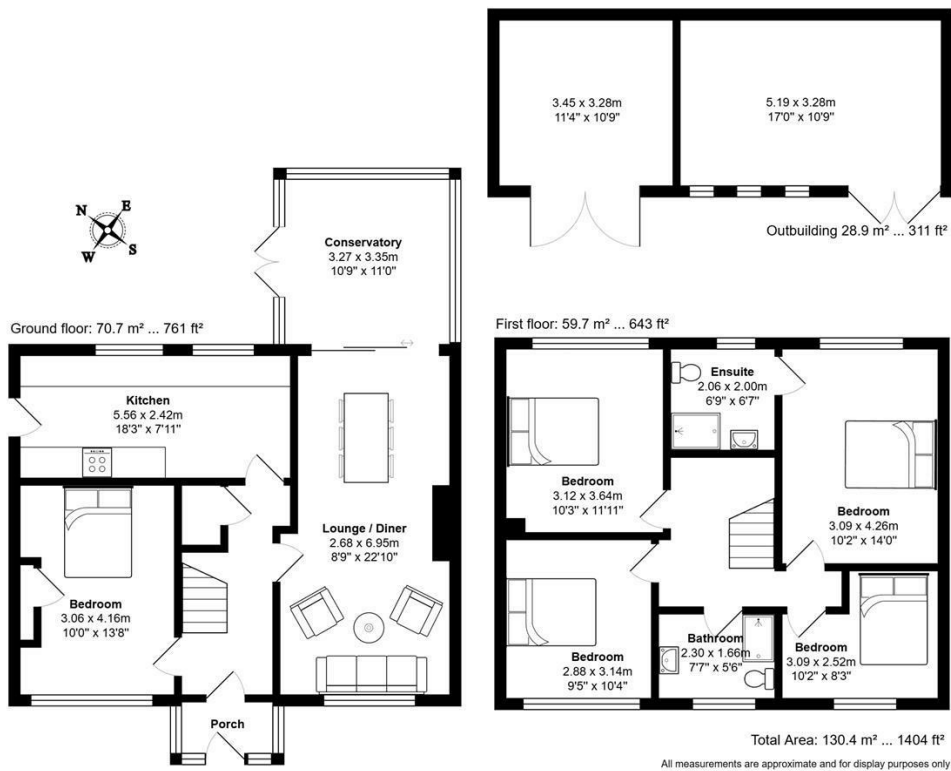


Council Tax Band: C









## Viewings

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

## Council Tax Band

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</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		