



ANDREW
DOWNING
BOOTHTM
ESTATE AGENTS

Bingley Avenue, Tamworth

Offers Over £250,000

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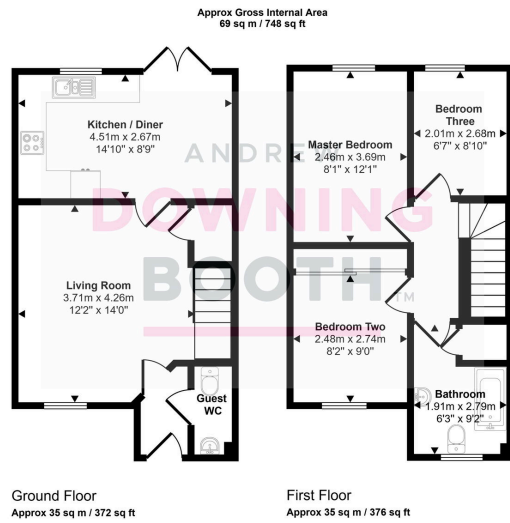
A consistently immaculately appointed and deceptively spacious three bedroom home, just a short drive from the ever-popular Ventura shopping centre in Tamworth. Built in 2020, this mid-terrace property benefits from the remainder of its ten year NHBC warranty and ticks box after box, from having two privately owned car parking spaces to the frontage, to the light and airy kitchen/diner and impressive bedroom sizes.

Sitting less than a ten minute drive from both the centre of Tamworth and Ventura shopping centre, the property enjoys very easy access to a range of amenities, including major supermarkets, schools, parks, the river Tame and Tamworth train station, with direct links to London, Birmingham and other surrounding areas.

The accommodation is set across two floors, with an entrance hall, tastefully presented and generous living room, fabulous kitchen/diner and guest WC all to the ground floor, whilst the first floor is home to all three good size bedrooms and the superb main bathroom. A charming frontage caters for two vehicles whilst to the rear is an attractive garden laid mainly to lawn.

Just about ideal for any first time buyers, downsizers or investors, this fantastic property must be viewed in order to appreciate how much is on offer.





This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

- Three Bedroom Mid-Terrace Property
- Beautifully Presented Throughout
- Two Privately Owned Car Parking Spaces To The Frontage
- 2020 Build With Remainder Of NHBC Warranty
- Short Drive From Ventura Shopping Centre With Abundance Of Shops
- Walking Distance To The Picturesque River Tame
- Light, Airy & Contemporary Kitchen / Diner
- Consistently Generous Room Sizes
- EPC Rating: B
- Council Tax Band: C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		97
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	