



3, Woodcroft Avenue, Tamworth, B79 8BL

HOWKINS &
HARRISON

3, Woodcroft Avenue,
Tamworth,
Staffordshire, B79 8BL

Guide Price: £420,000

An individual detached family home offering plenty of space, situated within a popular residential location.

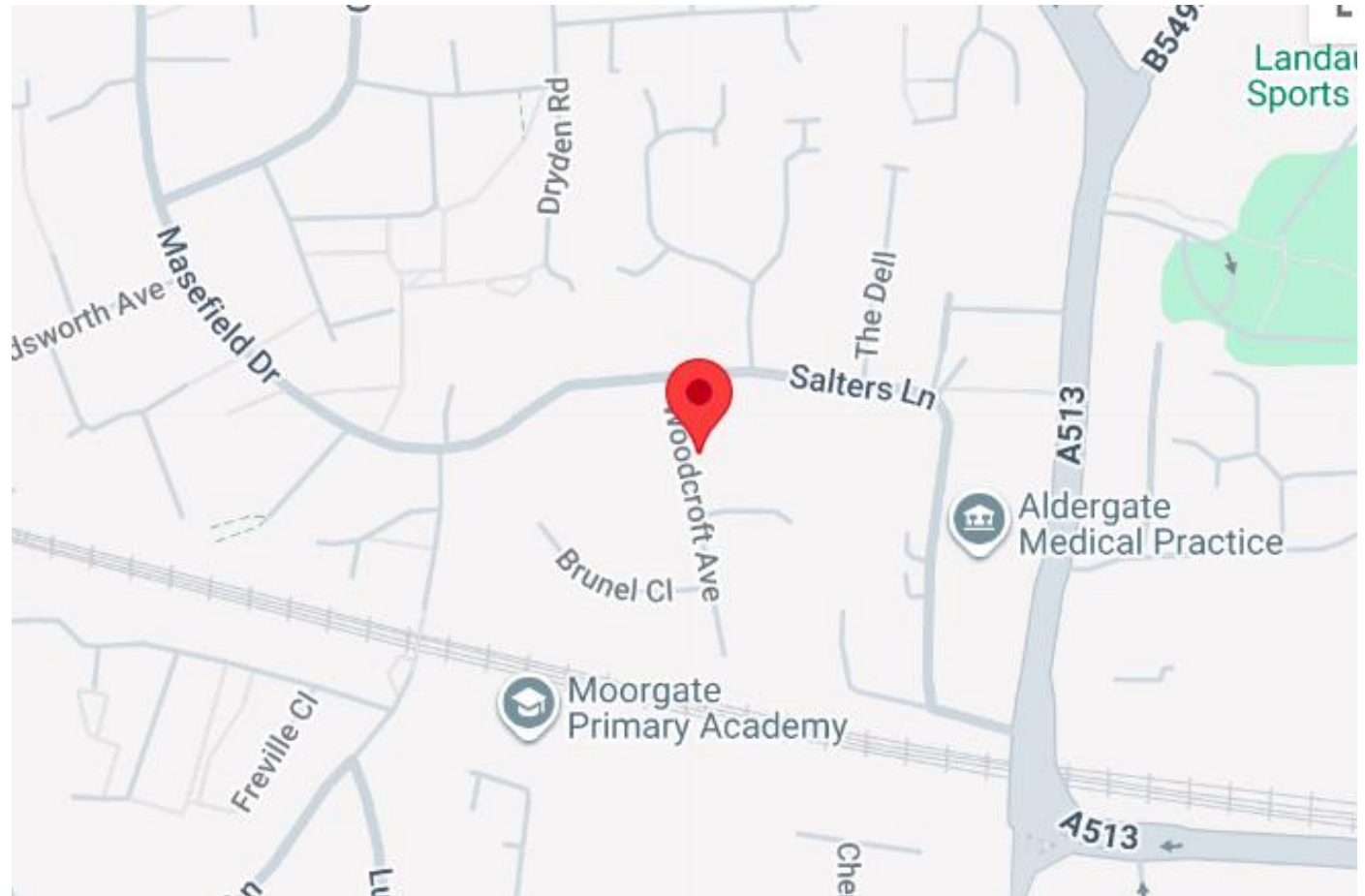
Having been extended to the ground floor and now offering 2082sqft of internal space in brief comprising:- entrance hall, cloakroom WC, modern fully fitted kitchen with glazed entrance lobby off, an extremely large 26ft open plan sitting room with French doors and open archway into the equally sized dining room which opens out onto the rear garden. To the first floor there are four bedrooms, a shower room and separate WC. A loft conversion has created a spacious multi purpose room with plenty of eaves storage.

Externally, occupying an enviable corner plot, to the front of the property there is a driveway providing parking for several vehicles leading to an integral garage. The property boasts an extensive rear garden mainly laid to lawn.



Location

The property is conveniently located close to the centre of Tamworth, within a short distance to excellent services such as the renowned Ventura retail park, restaurants, traditional town centre shopping, cafes and bars and not forgetting a host of leisure activities including the well regarded Snow Dome. Tamworth also has a mainline railway station with direct links into Birmingham and London (fastest journey time currently is 60 minutes). The property is conveniently located for access to the region's motorway networks namely the M42, M6 and M1. The major cities of Leicester, Derby, Nottingham and Birmingham are call within a reasonable commuting time. There is also excellent access to East Midlands, Coventry and Birmingham airports.



Accommodation Details - Ground Floor

An enclosed entrance porch leads into the entrance hallway which has a staircase rising to the first floor and cloakroom WC off. To the right is a modern fitted kitchen with a good range of floor and wall mounted unit, ample preparation surfaces, built in appliances and complementary tiling. From here a door leads into fully glazed utility room with door to front access. Off the hallway a door leads into a generous 26ft open plan sitting room which has open space and French doors into an equally spacious, triple aspect dining room, providing an abundance of uses with plenty of natural light, this room benefits from two opening doors to the rear patio.

First Floor

The staircase rises to a first floor landing with doors leading off to:- separate WC and family shower room, four excellent size bedrooms, two of which are comfortable doubles and located on the rear elevation enjoying garden views. Bedrooms three and four are ideal single bedrooms with a potential (subject to permissions) fifth bedroom located off a second staircase rising to a multi purpose 'L' shaped loft room with radiator, velux window and eaves storage.





Outside

Externally to the front of the property there is a driveway providing parking for several vehicles and access to the integral garage. The rear garden is a particular delight, not directly overlooked, larger than average with a patio area, boundary wall with raised steps leading to the extensive lawned area and a large garden shed. There are four fixed external security cameras.

Tenure & Possession

The property is freehold with vacant possession being given on completion.

Agents Note

Additional information about the property, including details of utility providers, is available upon request. Please contact the agent for further details.

Additional Information

We are advised that there is lapsed planning permission for a two storey side extension to extend the kitchen and bathroom and to create two further en-suite facilities. Applicants should make their own enquiries with the local authority.



Features

- Generous size detached family home
- Exceptionally large reception rooms
- Modern fitted kitchen
- Four good size bedrooms
- Additional loft room ideal multi purpose
- Ample driveway and integral garage
- Extensive lawned rear garden with patio
- Excellent location for commuters





Viewing Arrangements

Strictly by prior appointment via the agents Howkins & Harrison on 01827 718021 Option 1

Fixtures and Fittings

Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

Services

None of the services have been tested. We are advised that the property benefits from main water, drainage, gas and electricity are connected to the property. The central heating is gas fired and BT broadband is connected to the property.

Local Authority

Tamworth Borough Council - Tel:01827 709709

Council Tax

Band - E

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		

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Approximate Area = 2082 sq ft / 193.4 sq m

Garage = 119 sq ft / 11 sq m

Total = 2201 sq ft / 204.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Howkins & Harrison. REF: 1330572

Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.



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