

Ashby Road  
, Tamworth, Staffordshire, B79 8AD

£375,000

# Property Features

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- Outstanding Semi-Detached Family Home
- Three Excellent Bedrooms
- Superb Plot & Extensive Rear Gardens
- Sleek Family Bathroom
- Sought After Position
- Delightful Rear Aspect
- Multiple Reception Rooms
- Generous Off Road Parking
- Fitted Kitchen & Utility Room
- Freehold & Close to Local Schooling

## Full Description

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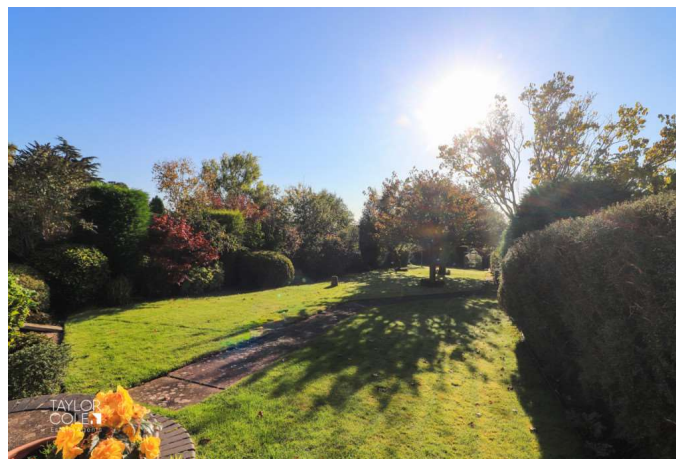
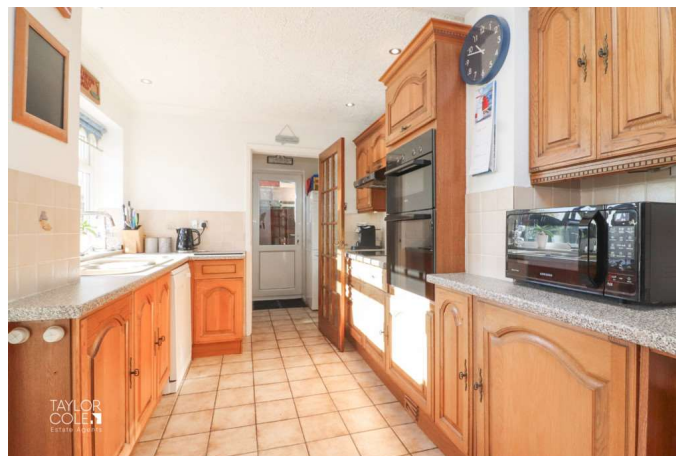
This outstanding family home is nestled on one of Tamworth's most notable roads, occupying an exceptional plot with expansive rear gardens and brimming with traditional charm. With incredible scope for customisation, the property offers multiple reception rooms that provide versatile accommodation options, perfect for tailoring to any family's needs.

Upon arrival, the inviting front facade is set behind a spacious front aspect. A large tarmac driveway provides ample off-road parking, while manicured fore gardens enhance the property's curb appeal.

### GROUND FLOOR

Entering the home, a welcoming hallway greets you with high ceilings and an abundance of natural light, hinting at the traditional features that flow throughout. The superb family lounge serves as the heart of the home, with generous space to accommodate large furnishings. A charming bay window and feature fireplace add to its allure, while internal French doors lead into a cosy snug area. This versatile space can function as a home office or study, with elegant French doors providing easy access to the beautiful rear garden.

The adjacent fitted kitchen and breakfast area boast an open-plan design with thoughtfully arranged base units, modern appliances, and ample work surfaces. A utility room and guest cloakroom are conveniently positioned nearby, adding practicality and modern convenience to this character-filled home.



## RECEPTION HALL

13' 10" x 5' 11" (4.22m x 1.82m)

## FAMILY LOUNGE

23' 0" x 11' 0" (7.02 (Into Bay) m x 3.37m)

## FITTED KITCHEN

15' 1" x 8' 5" (4.62m x 2.59m)

## BREAKFAST AREA

9' 5" x 7' 4" (2.89m x 2.26m)

## SNUG

14' 2" x 9' 0" (4.34m x 2.76m)

## UTILITY ROOM

7' 11" x 4' 5" (2.43m x 1.36m)

## GUEST WC

3' 3" x 4' 5" (1.00m x 1.36m)

## FIRST FLOOR

On the first floor, a bright landing leads to three magnificent bedrooms. Two large double bedrooms offer generous proportions, while the third versatile room currently serves as a bedroom but could easily adapt to suit various needs. A beautifully appointed family bathroom, featuring a sleek three-piece suite and quality tiled finishes, completes the internal layout.

## BEDROOM ONE

12' 0" x 10' 2" (3.66m x 3.10m)

## BEDROOM TWO

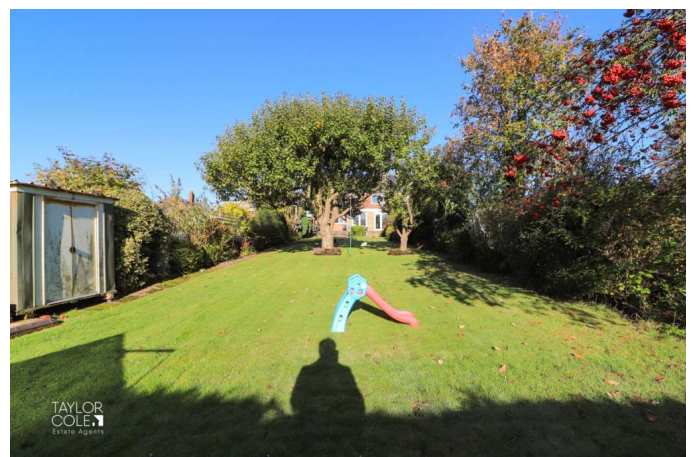
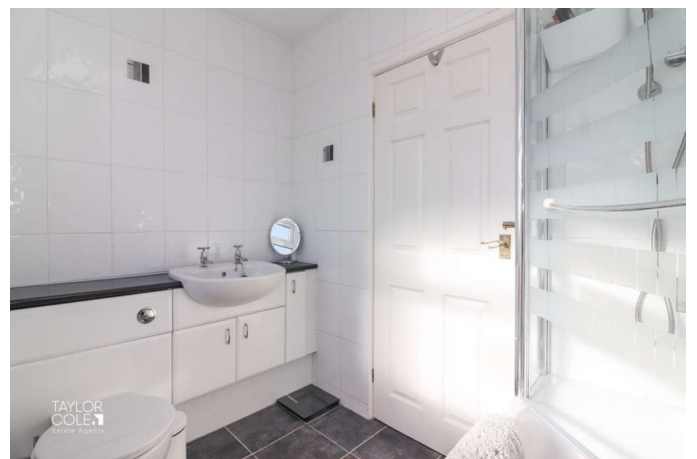
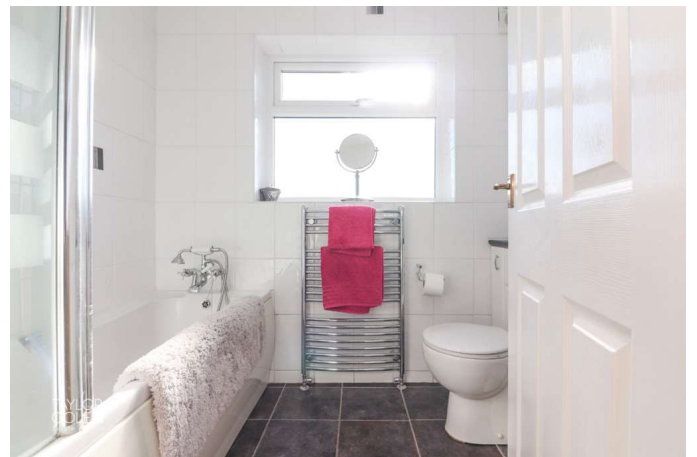
12' 0" x 9' 5" (3.66m x 2.88m)

## BEDROOM THREE

7' 4" x 6' 9" (2.25m x 2.08m)

## BATHROOM

7' 6" x 5' 5" (2.29m x 1.67m)



## OUTSIDE

### ATTRACTIVE REAR GARDEN

Outside, the true highlight of the property is revealed with its stunning rear garden. This vast outdoor space, lined with mature trees and vibrant flora, offers tremendous potential. Well-maintained lawns stretch the full length of the plot, enclosed by secure timber fencing, making this garden a tranquil and private oasis perfect for families to enjoy.



### ANTI MONEY LAUNDERING

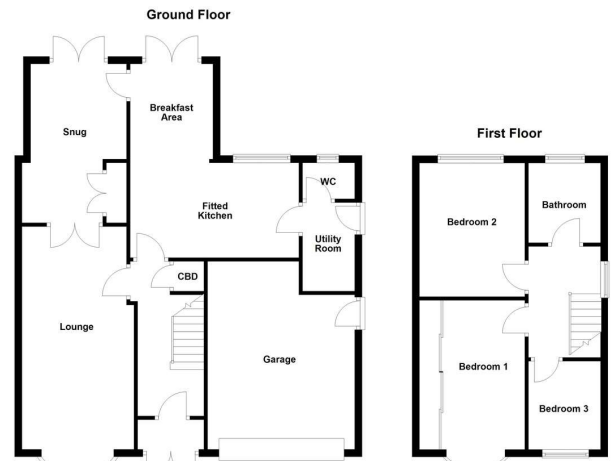
In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the Taylor Cole Estate Agents once an offer has been submitted and accepted (subject to contract) prior to Solicitors being instructed.

### TENURE

We have been advised that this property is freehold, however, prospective buyers are advised to verify the position with their solicitor / legal representative.

### VIEWING

By prior appointment with Taylor Cole Estate Agents on the contact number provided.



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements