



Victoria Road

Town Centre, Tamworth, B79 7HU

£450,000

# Property Features

- Stunning Semi-Detached Period Home
- Four Superb Double Bedrooms
- Gorgeous Traditional Features
- Generous & Private Rear Garden
- Contemporary Open Plan Living
- Ample Off Road Parking
- Multiple Reception Rooms
- Stone's Throw from Tamworth Train Station & Town Centre
- Impressive Gallery Landing
- Freehold

## Full Description

Welcome to this outstanding and beautifully presented semi-detached family home, ideally located just a stone's throw from the heart of Tamworth. Overflowing with gorgeous period features and traditional charm, this property seamlessly blends timeless elegance with modern functionality.

With an enviable position offering swift access to local shopping amenities, commuter links via Tamworth Train Station, and ample off-road parking, this home is as practical as it is stunning.

### GROUND FLOOR

Upon entering, you are greeted by a bright and inviting entrance hall, where rustic tiled flooring and rich wooden accents immediately set the tone for the character and warmth found throughout the property.

To the rear, a superb family lounge provides a spacious yet serene retreat, boasting sleek French doors that open directly to the rear garden. Internal French doors enhance the contemporary feel, connecting this space with a cosier living room at the front of the home, complete with a captivating feature fireplace as its centrepiece.

The heart of the home is the exquisite dual-aspect kitchen/diner, thoughtfully designed to balance classic charm with modern convenience. The dining area offers generous proportions for entertaining or family meals, while the adjoining fitted kitchen impresses with its timeless style, ample base units, and seamlessly integrated modern appliances.





For added practicality, the ground floor includes a guest cloakroom and a side hallway offering access to the exterior, ensuring convenience for both residents and visitors.

#### ENTRANCE HALL

13' 2" x 5' 11" (4.02m x 1.81m)

#### FAMILY LOUNGE

18' 4" x 10' 10" (5.60m x 3.32m)

#### LIVING ROOM

12' 11" x 11' 11" (3.94m x 3.64m)

#### DINING ROOM

12' 10" x 12' 10" (3.92m x 3.92m)

#### FITTED KITCHEN

10' 9" x 9' 1" (3.30m x 2.77m)

#### GUEST CLOAKROOM

5' 8" x 3' 3" (1.74m x 1.00m)

#### FIRST FLOOR

Ascending to the first floor, a striking gallery landing reveals double-height ceilings that exude character and grandeur. Four generously proportioned double bedrooms provide ample flexibility for family living, guest accommodation, or workspace needs.

The sleek family bathroom is a sanctuary of modern design, featuring a three-piece suite with a P-shaped bathtub and overhead shower, bespoke vanity hand wash basin, and close-coupled WC—all beautifully framed by quality tiled finishes.

#### BEDROOM ONE

12' 10" x 12' 0" (3.92m x 3.67m)

#### COAT CLOSET

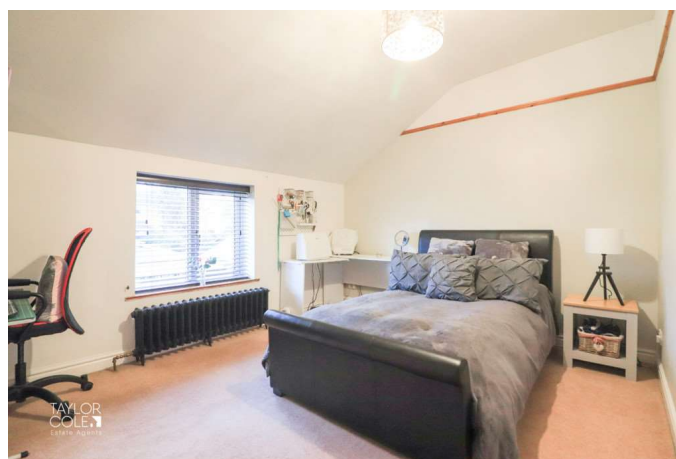
5' 10" x 3' 3" (1.79m x 1.01m)

#### BEDROOM TWO

12' 10" x 12' 0" (3.93m x 3.66m)

#### BEDROOM THREE

12' 10" x 10' 9" (3.93m x 3.30m)



BEDROOM FOUR  
11' 1" x 10' 11" (3.39m x 3.33m)

FAMILY BATHROOM  
7' 5" x 6' 9" (2.28m x 2.07m)

OUTSIDE

REAR GARDEN  
The property's charm extends outdoors, where a magnificent rear garden offers a private and tranquil setting. A tactile slab-paved patio invites al fresco dining and entertaining, while the well-maintained lawn, bordered by mature flowerbeds, provides a delightful space for relaxation and play. The garden is fully enclosed with secure timber fencing, ensuring peace of mind and privacy.

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.



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 84 B      |
| 69-80 | C             |         |           |
| 55-68 | D             | 67 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

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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