



Cherry Street
Tamworth, B79 7ED

£225,000

Property Features

- Unique opportunity to purchase two adjoining homes sold together
- Each property offers two bedrooms and retains a traditional living/dining/kitchen layout
- Connected at the rear by a spacious garden room, perfect as a shared sitting area
- Option to use as two separate homes or combine into one large dwelling
- One property benefits from a loft room accessed via drop-down staircase
- Low-maintenance gravelled front garden with two separate entrance paths
- Beautifully landscaped shared rear garden with multiple seating areas and mature shrubs
- Includes a summer house, external gardener's toilet, and brick-built outbuildings for storage
- Permit-controlled on-road parking with nearby public car parks offering annual passes
- Prime town centre location in Tamworth, close to local amenities and transport links

Full Description

A rare and exceptional opportunity presents itself with this distinctive offering on Cherry Street, located in the heart of Tamworth Town Centre. Comprising two adjoining two bedroom homes, these properties are being sold together, offering a wealth of potential for multi-generational living, a large family home conversion, or dual occupancy with shared outdoor space.

To the front, the properties enjoy a charming low-maintenance gravelled garden with a small boundary wall and two individual paths leading to each separate front door.

ACCOMODATION

Although physically connected at the rear by a well-designed garden room, the purchase will require the separate sale of each property, as they remain legally individual dwellings. However, the current owner is committed to selling both homes simultaneously and will not entertain individual offers.

To the front, the properties enjoy a charming low-maintenance gravelled garden with a small boundary wall and two individual paths leading to each separate front door. Internally, both homes retain much of their original layout, featuring living rooms that flow into dining areas and through to individual kitchens, with each home mirroring a traditional configuration.

The highlight of the rear connection is the garden room, a thoughtfully added space that unites the two homes. It serves not only as a transitional area between the properties but also as a serene sitting room overlooking the expansive shared garden - ideal for relaxing or entertaining.

Upstairs, both properties offer two bedrooms and a family bathroom, though one home benefits from a drop-down



staircase providing access to a converted loft room, ideal for a home office or additional guest space.

PROPERTY ONE (LEFT SIDE)

OPEN LIVING AREA

11' 4" x 12' 9" (3.45m x 3.89m)

SITTING AREA

12' 8" x 12' 8" into bay (3.86m x 3.86m)

KITCHEN

12' 3" x 6' 8" (3.73m x 2.03m)

BEDROOM ONE

11' 0" x 10' 5" (3.35m x 3.18m)

BEDROOM TWO

6' 9" x 11' 4" (2.06m x 3.45m)

FAMILY BATHROOM

8' 6" x 6' 9" (2.59m x 2.06m)

ADJOINING GARDEN ROOM

10' 7" x 18' 3" (3.23m x 5.56m)



PROPERTY TWO (RIGHT SIDE)

LOUNGE

12' 6" x 12' 6" (3.81m x 3.81m)

DINING ROOM

12' 6" x 11' 2" (3.81m x 3.4m)

KITCHEN

12' 5" x 7' 2" (3.78m x 2.18m)

BEDROOM ONE

12' 7" x 10' 3" (3.84m x 3.12m)

BEDROOM TWO

11' 2" x 9' 6" (3.4m x 2.9m)

FAMILY BATHROOM

6' 8" x 8' 3" (2.03m x 2.51m)

THE REAR

Externally, the rear garden is open and shared, beautifully landscaped with a variety of evergreens and established



shrubby, and segmented into several distinct patio and seating areas to enjoy throughout the seasons. A summer house, currently used for storage, sits to the rear alongside a charming gardener's toilet and additional brick-built outbuildings offering ample utility space. A side gate allows easy external access back to the front of the property.

PARKING

Parking is well catered for, with resident-only permit parking directly outside, and several nearby pay-and-display car parks offering annual council parking passes for added convenience.

This is a truly unique proposition, ideal for those seeking flexibility in living arrangements or an expansive family residence with scope for personalised use. The combination of town centre convenience, character charm, and versatile space makes this an opportunity not to be missed.

CONDITION OF SALE

Although physically connected at the rear by a well-designed garden room, the purchase will require the separate sale of each property, as they remain legally individual dwellings. However, the current owner is committed to selling both homes simultaneously and will not entertain individual offers.

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 the properties are 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
92+	A	70 C
81-91	B	
69-80	C	
55-68	D	
39-54	E	
21-38	F	

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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