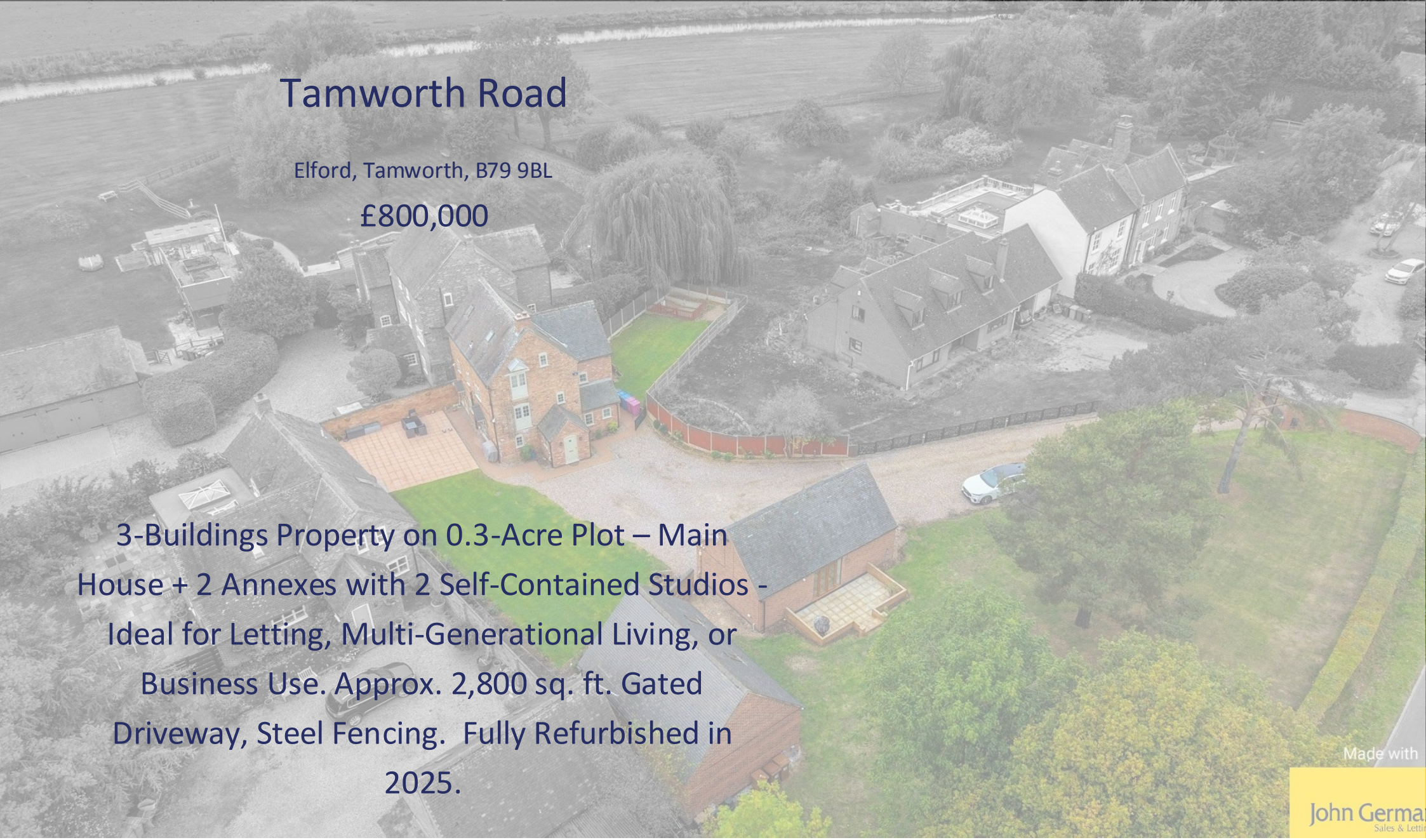
Tamworth Road

Elford, Tamworth, B79 9BL

John German



Tamworth Road

Elford, Tamworth, B79 9BL

£800,000

3-Buildings Property on 0.3-Acre Plot – Main House + 2 Annexes with 2 Self-Contained Studios - Ideal for Letting, Multi-Generational Living, or Business Use. Approx. 2,800 sq. ft. Gated Driveway, Steel Fencing. Fully Refurbished in 2025.

General Features

- Character Country Home with Rich History – Built in 1760, Not Listed
- 0.3-Acre Plot with Front, Walled Side (with Patio) and Rear Gardens
- 3 Separate Buildings: Main House and 2 Detached Annexes, Total 2700 sq. ft.
- Gated Driveway, Steel Fencing, and Full-Property Security System
- Refurbished in 2025, Preserving Period Charm and Original Features

Two Detached Annexes

- Residential Annexe Comprising Two Self-Contained Studios. Total 730 sq.ft.
- Ideal For Multi-Generational Living, Letting, Or A Home-Based Business.
- Each Studio Features a Private Ensuite and Shared Kitchenette.
- Both Have Separate Access and a Ground-Floor Patio
- Utility Annexe with a Workshop, Gym, and Garden Machinery Garage

Further Details

- Prime Location between Tamworth (3 Miles) and Lichfield (5 Miles)
- Formerly Owned by Robert Bage - linked to Erasmus Darwin and Walter Scott
- Historic Feature: Hand-Carved 1825 Beam Preserved in the Drawing Room

Residential Annexe – Two Self-Contained Studios

Usage Potential - This annexe offers excellent versatility for a range of uses:

- Ideal for Multi-Generational Living - Independent Yet Together.
- Rental Opportunity for Additional Income
- Business Use, Such as a Beauty Salon Studio Workshop, or Private Classes

With Its Own Access from the Opposite Side of the Property, the Annexe Ensures Privacy and Separation from the Main House.

The Annexe is a Two-Storey Building Comprising Two Fully Independent Studio Units – One on Each Floor:

- Each Studio Includes a Private Ensuite Bathroom
- The Studios Share a Kitchenette Located on the Ground Floor
- Two Entrances Offering Potential for Full Separation.

Utility Annexe - A Workshop, Gym, and Garden Machinery Garage

The annexe is a two-storey brick building comprising:

- Ground Floor: Workshop and Garage Separately Accessed, CCTV Monitored
- First Floor: Landing and Gym, Decorated with Skylight Windows

Main House Main Features

- Three Entrances - Main Front and Two Side Doors (to Kitchen and Utility)
- Original Exposed Beams throughout add Authentic Period Character
- Oak Parquet Flooring on The Ground Floor with Matching Oak Staircase
- Fully Refurbished in 2025 to a High Standard
- All Rooms Are Spacious and Well-proportioned

Main House: Ground Floor Rooms Features

- Entrance Hall, Cloakroom
- Kitchen: Refitted In 2025 with New Cabinetry and Rangemaster Stove
- Utility Room: Located Adjacent to The Kitchen
- Dining Room: with Original Serving Hatch from Kitchen
- Drawing Room Features a Wood-Burning Stove
- Historic Feature: Hand-Carved 1825 Beam Preserved in the Drawing Room

Main House: First Floor Rooms Features

- Generous Living Room with Beams and Distinctive Period Windows
- Bathroom: Wet Room Tiled in Natural Travertine Stone
- Two Bright Bedrooms on This Floor, Each Featuring Multiple Windows ·

Main House: Second Floor Rooms Features

- All Rooms Benefit from 4-Metre-High Vaulted Ceilings and Skylight Windows
- Spacious Master Bedroom with an Impressive Split-Level Layout
- Clever Storage Built into the Master Bedroom Podium and Beneath the Vaulted Bathroom Eaves

Gardens and Grounds

- Expansive Front Garden with Mature Trees, Vegetable Beds, Fruit Bushes
- Walled Side Garden with Tiled Patio and Around 100 Rare Rose Bushes
- Direct Access to The Side Garden from Both the Kitchen and Drawing Room
- Rear Garden – Accessible from the Utility Room
- Gated Driveway, Bespoke Steel Perimeter Fencing

Agents note: The property is in a Medium Flood Risk Zone.
Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).
Electricity supply: Mains
Water supply: Mains
Sewerage: Private system
Heating: LPG
(Purchasers are advised to satisfy themselves as to their suitability).
Broadband type: Fibre - See Ofcom link for speed: https://checker.ofcom.org.uk/
Mobile signal/coverage: See Ofcom link https://checker.ofcom.org.uk/
Local Authority/Tax Band: Lichfield District Council / Tax Band G
Useful Websites: www.gov.uk/government/organisations/environment-agency
Our Ref: JGA/10102025

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete

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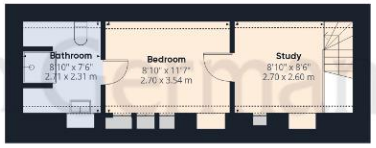
Ground Floor Building 1

Floor 1 Building 1

Floor 2 Building 1

Ground Floor Building 2



Floor 1 Building 2

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Approximate total area(1)

2576 ft²

239.5 m²

Reduced headroom

31 ft²

2.9 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Agents' Notes

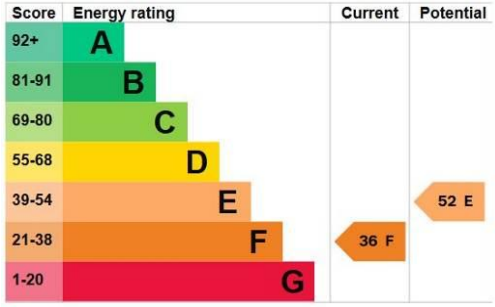
These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.



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