



Victoria Road  
Tamworth, B79 7HU

£325,000

# Property Features

- Four-bedroom family home
- Potential for a ground floor WC for added convenience
- Traditional layout with separate living and dining rooms
- Four well-proportioned bedrooms
- Bay-fronted living room with excellent natural light
- Potential family bathroom on the first floor
- Spacious dining room ideal for entertaining
- Multiple storage cupboards throughout
- Functional kitchen with good storage and workspace
- Ideal for families or those needing flexible living space



## Full Description

This well-proportioned four-bedroom home offers a traditional layout combined with practical family living space across two floors. With clearly defined reception areas and a functional kitchen layout, the property is ideal for buyers seeking a home with separate living and dining spaces rather than open-plan living.

Upstairs, four bedrooms provide excellent flexibility for families, guests, or home working, complemented by a central family bathroom. With useful storage throughout and a convenient potential ground floor WC, the home is both comfortable and for everyday living.



### THE FORE

The property is set back from the roadside and benefits from a neat frontage with a welcoming entrance. A bay-fronted living room enhances kerb appeal while allowing for additional natural light inside.

### GROUND FLOOR

The ground floor comprises a spacious living room positioned at the front of the property, featuring a bay window that creates a bright and inviting space. To the rear, a separate dining room offers an ideal setting for family meals and entertaining.

The kitchen is accessed from the hallway and provides ample storage and workspace, with a practical layout suited to day-to-day use. A potential WC is conveniently located off the entrance hall, alongside useful storage cupboards. The overall layout provides a clear distinction between living, dining, and cooking areas.



### LIVING ROOM

12' 6" x 15' (3.81m x 4.57m)

### DINING ROOM



11' 4" x 12' 8" (3.45m x 3.86m)

#### KITCHEN

9' 8" x 23' 1" (2.95m x 7.04m)

#### WC

2' 6" x 9' 4" (0.76m x 2.84m)

#### FIRST FLOOR

The first floor hosts four well-proportioned bedrooms, offering excellent flexibility for family living or those requiring additional workspace. Bedroom 1 and Bedroom 2 are both generous doubles, while Bedroom 3 provides another comfortable room suitable for a range of uses. Bedroom 4 is ideal as a nursery, home office, or single bedroom. A centrally positioned family bathroom serves all bedrooms, and additional storage cupboards located on the landing further enhance the practicality of this level.

#### BEDROOM ONE

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

#### BEDROOM TWO

12' 7" x 12' 9" (3.84m x 3.89m)

#### BEDROOM THREE

13' 2" x 10' 5" (4.01m x 3.18m)

#### BEDROOM FOUR

9' 5" x 7' 7" (2.87m x 2.31m)

#### BATHROOM

7' x 7' 7" (2.13m x 2.31m)

#### THE REAR

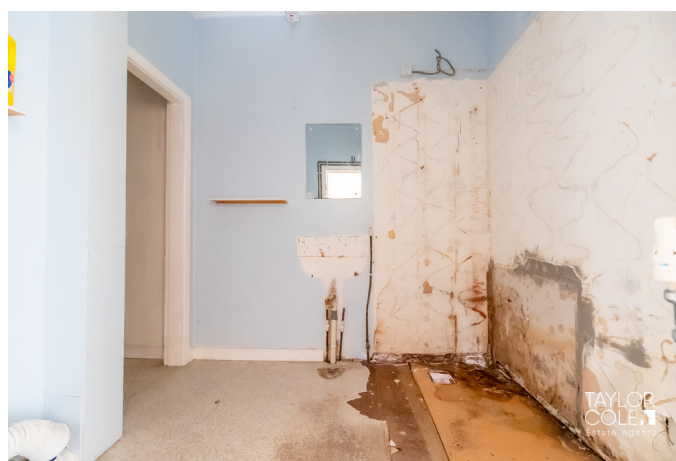
The rear of the property offers a large outdoor space, complete with a sizeable shed and a generous mix of patio and lawn, perfect for gardening or socialising in the warmer months.

#### 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		85 B
69-80	C		
55-68	D	64 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