



Torc Avenue, Tamworth

burchell
edwards

Torc Avenue, Tamworth, B77 3ER

for sale offers over
£350,000



Property Description

Occupying a highly sought-after position on Torc Avenue, this spacious detached family residence enjoys a unique waterside setting backing directly onto the canal, offering a wonderful blend of privacy, outdoor space and lifestyle appeal.

The ground floor features a substantial 22ft lounge/diner, creating an excellent central living and entertaining area, together with a separate dining room, fitted kitchen, study and a versatile additional reception room which could serve as a fourth bedroom, playroom or home office. A useful utility room/WC and integral garage complete the ground floor accommodation.

To the first floor are three well-proportioned bedrooms, served by a family bathroom and central landing area. The layout provides comfortable and practical accommodation for families, downsizers or those seeking additional workspace from home.

Externally, the property truly comes into its own. The generous rear garden enjoys a picturesque canal-side aspect and offers significant scope for landscaping, outdoor entertaining and waterside living. Subject to any necessary permissions and approvals, the property's canal frontage presents exciting potential for private mooring of a narrowboat or barge, creating a unique lifestyle opportunity rarely available in the local market.

Lounge Diner

Window overlooking the dining area, stairs to the first floor and doors to kitchen and additional reception space / bedroom four.

Dining Room

Window overlooking the rear garden, french doors to the rear and a door to the study.

Kitchen

Window to the rear, doors to a separate w.c and utility space, wall and base units with work surfaces over, sink and drainer unit and space for appliances.

Bedroom One

Window overlooking the rear with canalside views and fitted wardrobes.

Bedroom Two

Window to the front aspect and two built in storage cupboards.

Bedroom Three

Window to the front and built in wardrobe.

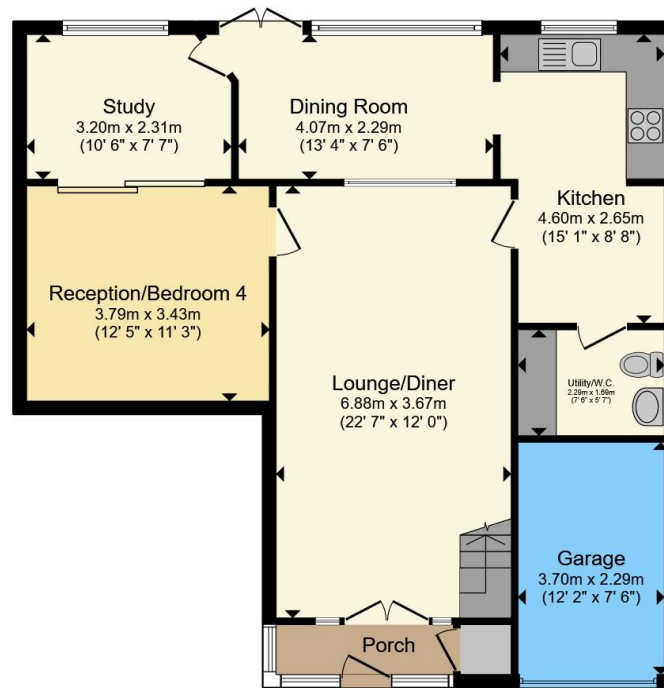
Bathroom

Window to the rear, paneled bath, walk in shower, low level W.C. and wash hand basin.

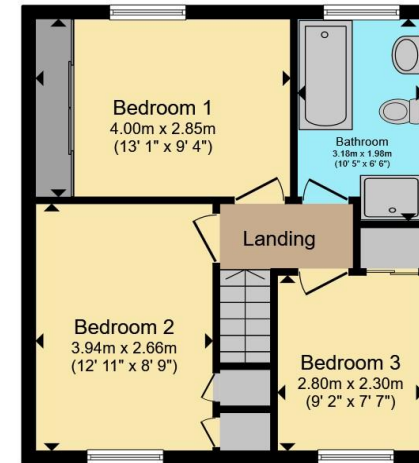








Ground Floor



First Floor

Total floor area 126.2 m² (1,358 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



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1 Bolebridge Street
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EPC Rating: B Council Tax
Band: C

Tenure: Freehold

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