

# Wigginton Road

Tamworth, B79 8RH

John   
German





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£550,000

Elegant three-storey Victorian residence set within 0.25 acres of mature landscaped gardens, perfectly positioned beside the tennis and bowls club and just a short stroll from the town centre. Boasting five bedrooms, magnificent period features, versatile living space and exceptional potential — a rare and distinguished family home.



An increasingly rare opportunity to acquire an elegant and substantial three-storey Victorian residence, set within approximately 0.25 acres of beautifully established grounds in one of the area's most sought-after residential addresses. Perfectly positioned adjacent to the tennis and bowls club and just a short stroll from the town's excellent amenities, the property combines privacy, prestige and convenience in equal measure. This architecturally striking home showcases the timeless craftsmanship and rich detailing synonymous with the Victorian era. Having been cherished by the same family for many decades, it offers a warm and inviting atmosphere alongside grand proportions and beautifully balanced accommodation arranged over three impressive floors. The interiors provide exceptional versatility, effortlessly suited to both refined entertaining and relaxed family living. High ceilings, generous room dimensions and an abundance of natural light create a wonderful sense of volume and elegance throughout, while the layout presents exciting potential for further enhancement or extension (subject to the necessary consents). The mature landscaped gardens form a private sanctuary, enveloping the home in greenery and offering expansive lawns ideal for outdoor pursuits, summer gatherings and al fresco dining. There is ample space for recreation, cultivation or simply enjoying the tranquillity of this superb setting.

The entrance door opens into an impressive reception hallway, immediately establishing the elegance and architectural quality that defines this remarkable home. Parquet flooring lies underfoot, while above, a beautifully detailed corniced ceiling enhances the sense of grandeur and period authenticity. The current owner advises that beneath the existing wood block flooring rests the original Minton tiled floor - a rare and exquisite feature awaiting sympathetic restoration. Beneath the sweeping staircase, a door reveals brick steps descending to a substantial cellar. Constructed with brick-built thralls and a traditional brick floor, and benefitting from natural light via a window, this atmospheric space also houses the wall-mounted gas-fired central heating boiler. It offers exceptional scope for conversion (subject to the necessary consents), whether as a wine cellar, gymnasium, cinema room or additional living accommodation.

To the left of the hallway lies a magnificent formal dining room - a space designed for elegant entertaining. Deep skirting boards, intricate cornicing, picture rails and a striking ceiling rose frame the room, while a handsome fireplace forms a natural focal point. A wide walk-in sash bay window bathes the interior in light, reflecting warmly across mellow stripped and stained floorboards. It is a refined setting for both grand celebrations and intimate family gatherings. Proceeding through the hallway, the morning room/ breakfast room provides a charming and relaxed retreat, featuring twin arched chimney breast recesses with wall lighting and a tall sash window overlooking the rear gardens.

To the rear sits the wonderful principal living room, a beautifully proportioned space rich in period detail. Ornate cornicing and a picture rail frame the room, while a stunning feature fireplace with inset cast-iron grate and decorative tiled cheeks creates an elegant focal point. A wide walk-in bay window with central French doors opens directly onto the gardens and expansive terrace, allowing natural light to pour in and providing a seamless connection to outdoor living.

The kitchen is arranged in two distinct yet complementary sections. The principal area is fitted with an extensive range of base and wall cabinetry with oak-faced doors and complementary work surfaces, incorporating a double-bowl, double-drainer sink and space for a substantial range-style cooker. The adjoining preparation area continues the cabinetry theme and provides space for fridge and freezer appliances, with a door opening directly onto the rear gardens - ideal for seamless indoor-outdoor living. Leading from the kitchen is a well-proportioned utility and guest cloakroom, offering plumbing for laundry appliances alongside a WC and wash hand basin, all finished with practical tiled flooring.

Ascending to the first floor, the landing gives access to three beautifully appointed bedrooms. Bedrooms one and two are particularly impressive in scale and proportion. High ceilings adorned with ornate cornicing enhance their sense of volume, while elegant period fireplaces provide characterful focal points. Generous windows ensure both rooms are filled with natural light. The rear bedroom enjoys peaceful views across the mature gardens, while the principal front bedroom is distinguished by its wide walk-in sash bay window and refined decorative detailing, creating a wonderfully light and sophisticated sanctuary.

Bedroom three is another spacious double, combining charm and versatility. It features a fitted wardrobe, an attractive fireplace, a vanity wash hand basin and an enclosed double-width fully tiled shower. A sash window frames delightful garden views to the rear. This room presents excellent potential for reconfiguration - whether transformed into a luxurious principal bathroom suite or, subject to the necessary consents, adapted to create a private en suite for the adjoining bedroom. A separate fully tiled WC with wash hand basin completes the accommodation on this level.

The staircase continues to the second floor, illuminated from above by a glazed skylight that draws daylight down through the stairwell. This level reveals two substantial king-size bedrooms, each enjoying vaulted ceilings and cast-iron fireplaces that beautifully echo the home's Victorian heritage. Large picture windows enhance the sense of light and space, while the larger bedroom commands particularly impressive views across the gardens, neighbouring tennis and bowls club, and towards the open countryside beyond - a captivating and far-reaching outlook. The family bathroom on this floor offers indulgent comfort, featuring a substantial vanity unit with period-style wash basin and mixer tap, WC, and a magnificent roll-top claw-foot spa bath with telephone-style shower attachment. Full-height tiling and a traditional radiator with integrated towel warmer complete the refined aesthetic. Finally, a highly practical walk-in attic storage room provides valuable additional space and further flexibility.

A traditional five-bar gate opens onto a private driveway providing ample off-road parking and access to the garage. Additional double gates offer vehicular entry to the rear of the property if required, ensuring both practicality and flexibility. The gardens are a true oasis - a tranquil green sanctuary offering privacy and respite from modern life. A generous patio terrace provides the perfect setting for outdoor entertaining and summer dining, overlooking sweeping lawns interwoven with pathways and framed by mature, well-stocked planted borders. Beyond lies a more secluded section of garden planted with fruit trees. This unique area offers superb potential as a kitchen garden, a peaceful orchard retreat, or an idyllic setting for a garden cabin or studio.

**Tenure:** Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

**Property construction:** Traditional

**Parking:** Drive & garage

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Gas

(Purchasers are advised to satisfy themselves as to their suitability).

**Broadband type:** 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:** Tamworth Borough Council / Tax Band D

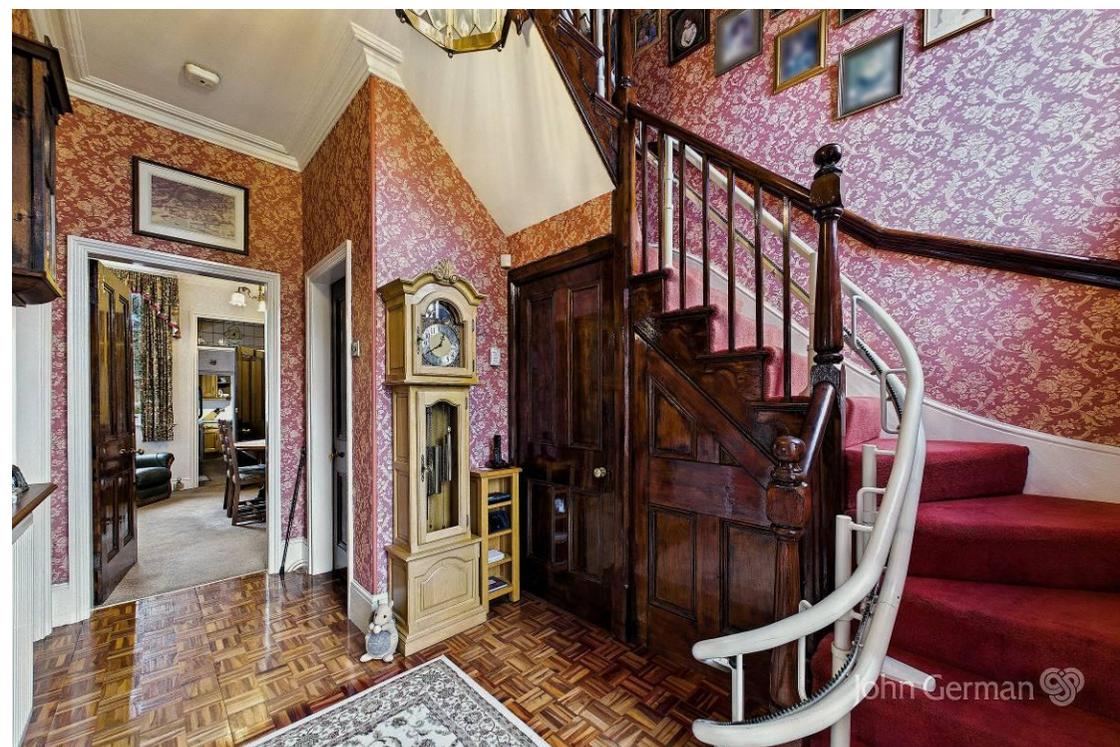
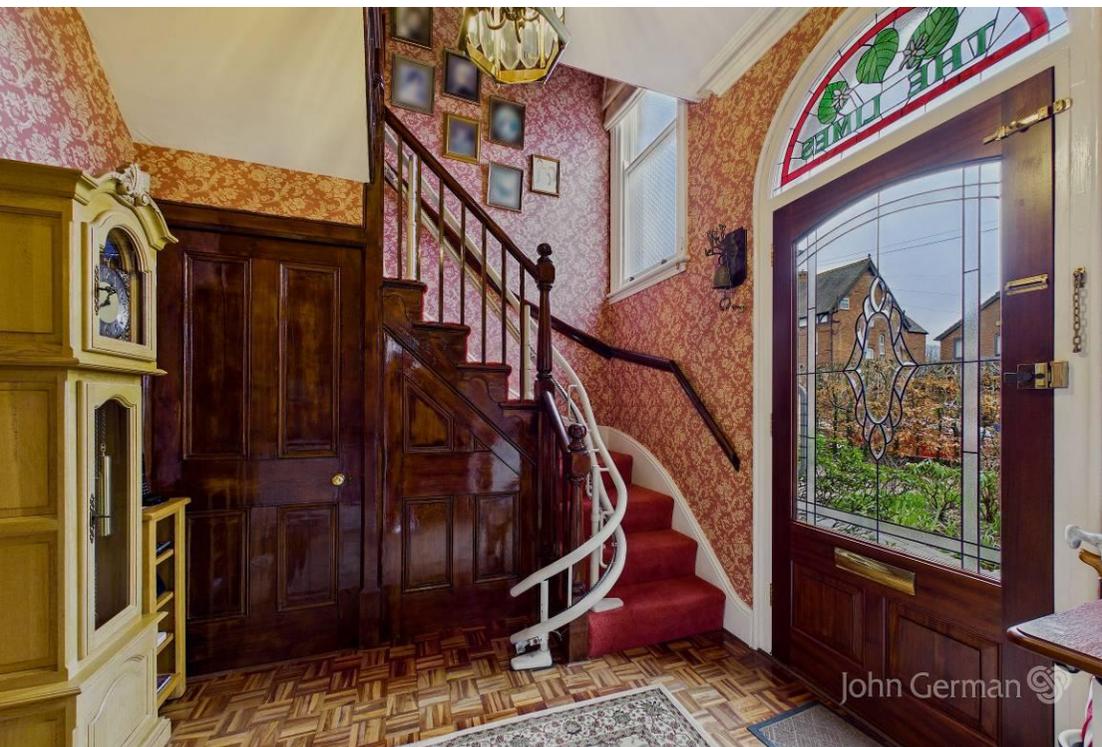
**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA/23022026

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Floor 1



**Approximate total area<sup>(1)</sup>**  
1057 ft<sup>2</sup>  
98.2 m<sup>2</sup>

(1) Excluding balconies and terraces

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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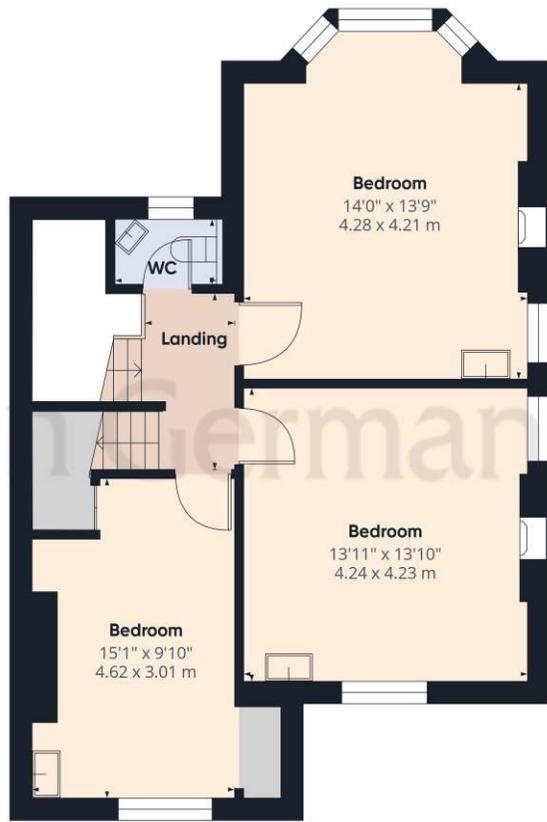
Floor -1

**Approximate total area<sup>(1)</sup>**  
263 ft<sup>2</sup>  
24.4 m<sup>2</sup>

(1) Excluding balconies and terraces

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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Floor 2

Approximate total area<sup>1)</sup>  
624 ft<sup>2</sup>  
57.9 m<sup>2</sup>



Floor 3

Approximate total area<sup>1)</sup>  
557 ft<sup>2</sup>  
51.7 m<sup>2</sup>

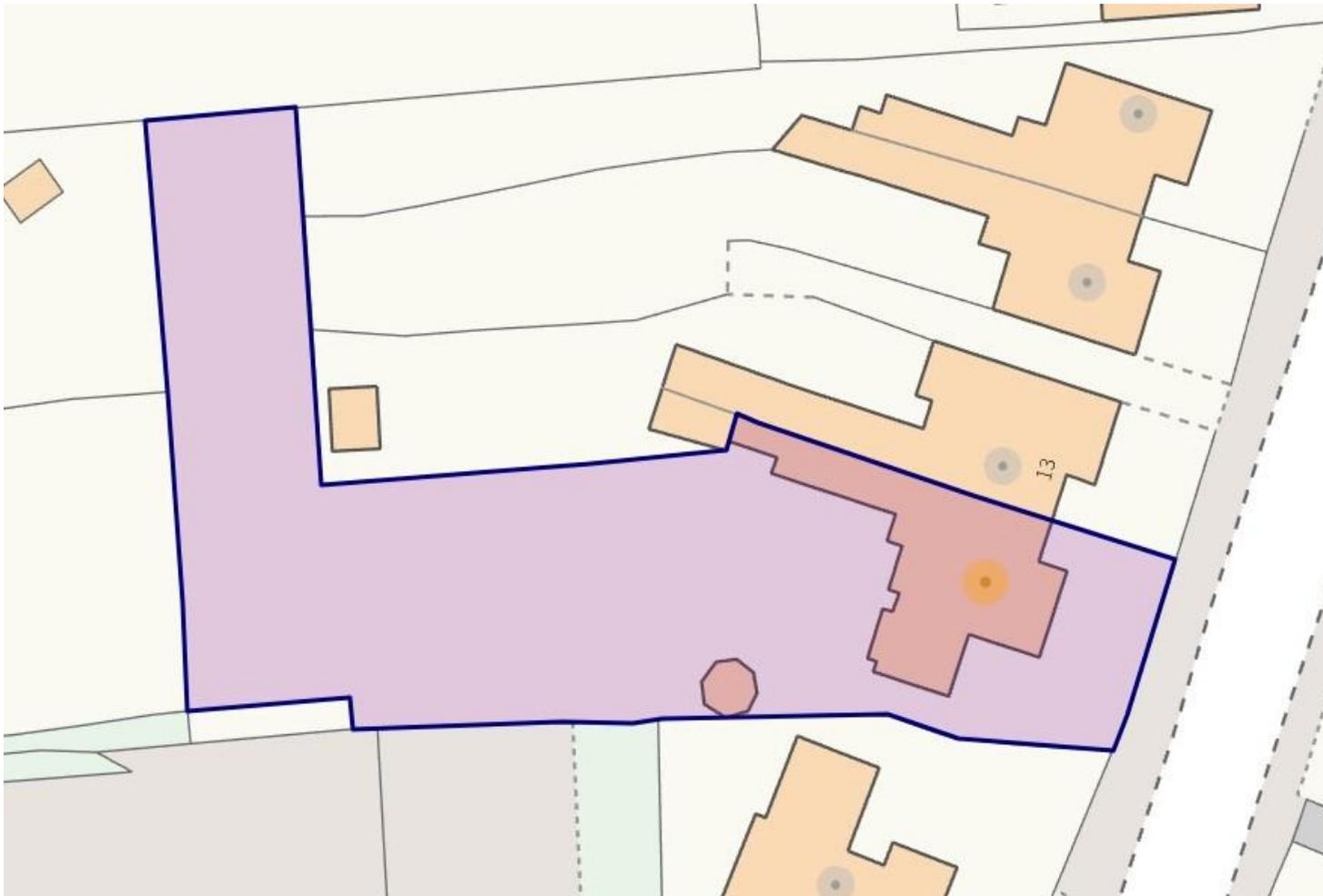
Reduced headroom  
64 ft<sup>2</sup>  
5.9 m<sup>2</sup>

(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.





### Agents' Notes

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**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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		



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