



**PAUL  
CARR**  
Estate Agents

Hospital Street,  
Tamworth, B79 7EE

Offers Over £215,000

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This well-presented end-terrace home offers spacious and versatile accommodation arranged over three floors, making it an ideal choice for families.

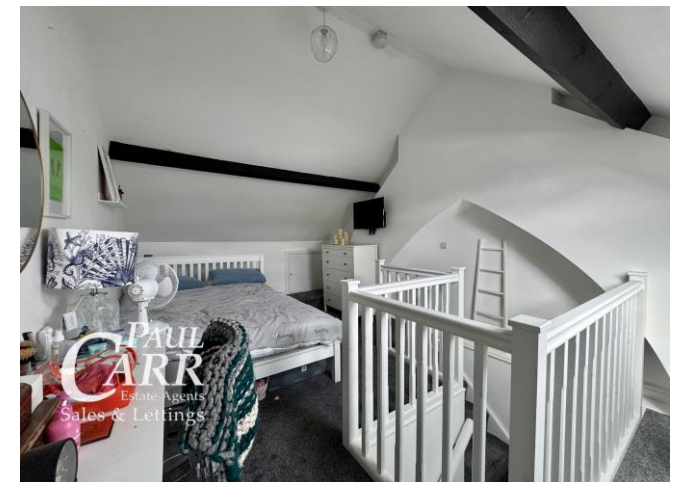
The ground floor comprises a welcoming dining room featuring a beautiful bay window, a comfortable living room, and a modern kitchen fitted with integrated appliances with access to the side. Completing the ground floor is a practical utility room with a convenient WC.

On the first floor, you'll find two well-proportioned bedrooms alongside a generous family bathroom. The second floor is dedicated to a spacious bedroom, providing an excellent principal suite, guest room or home office.

Externally, the property benefits from a private south-facing rear garden, perfect for enjoying the sun throughout the day, as well as useful side access.

Combining character, space and practicality, this attractive home offers flexible living accommodation in a highly desirable layout.

This home is conveniently located close to Tamworth town centre, with shops, cafés, supermarkets and leisure facilities nearby. The property is within easy reach of local schools, GP surgeries and Tamworth railway station, offering excellent transport links, as well as attractions including Tamworth Castle and St Editha's Church.



## Property Specification



**Dining Room**  
3.63m (11'11") x 3.35m (11')

**Living Room**  
4.60m (15'1") x 3.35m (11')

**Kitchen**  
4.27m (14') x 1.89m (6'2")

**Utility/Bathroom**  
1.89m (6'2") x 1.60m (5'3")

**Landing**

**Bedroom 1**  
5.56m (18'3") x 3.02m (9'11")

**Bedroom 2**  
3.63m (11'11") x 3.35m (11')

**Bathroom**  
4.22m (13'10") x 1.96m (6'5")

**Bedroom 3**  
3.63m (11'11") x 2.41m (7'11")

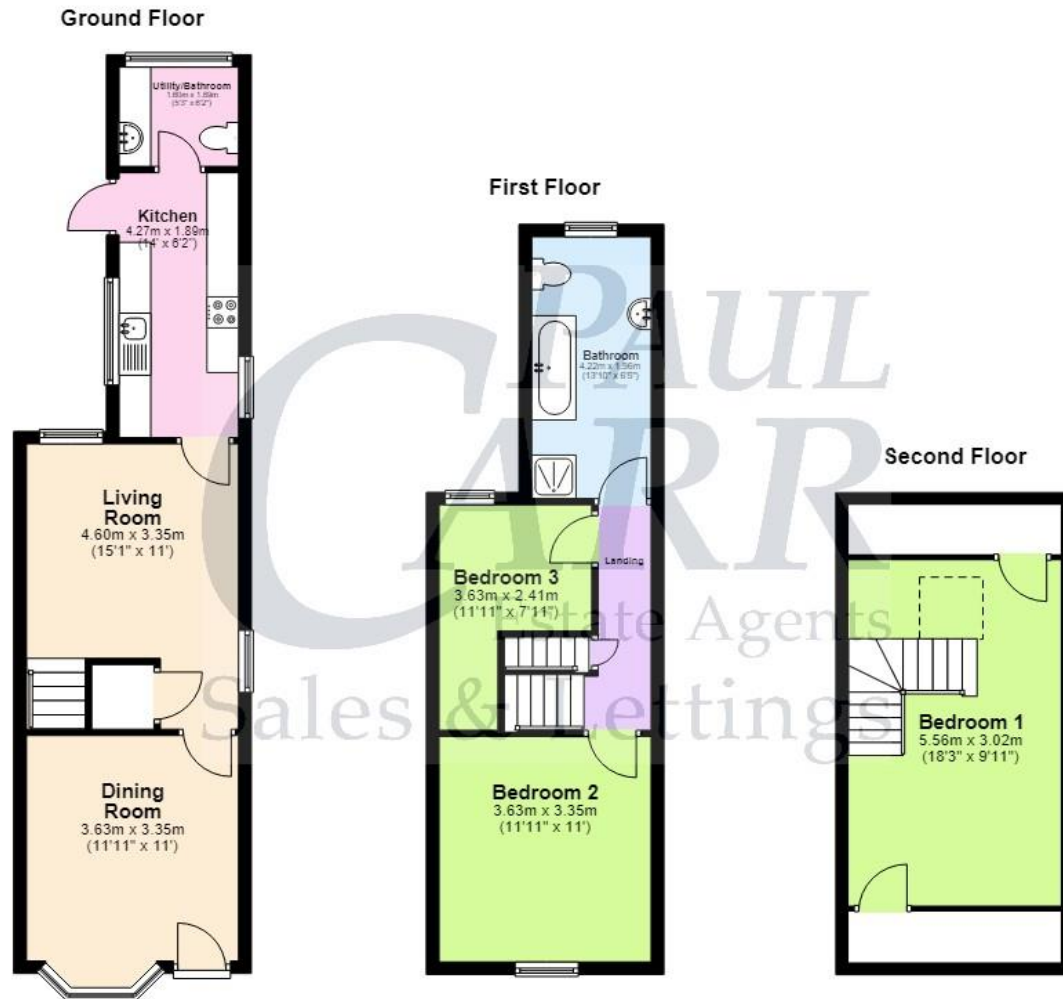
### Agent's Note:

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract. Came on the market:

**Identity Verification Fee** - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. The initial checks are carried out on our behalf by Lifetime Legal. A non-refundable administration fee of £40 + VAT (£48 including VAT) applies which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us issuing a memorandum of sale, directly to Lifetime Legal, and is non-refundable.

# Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only



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Plan produced using PlanUp.

## Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

## Map Location

