

ROYSTON & LUND



Wigginton Road, Tamworth

£575,000

- STUNNING THREE STOREY VICTORIAN PROPERTY
- PORCELAIN TILES IN GARDEN ADDED IN 2023
- EPC D // COUNCIL TAX BAND D
- SUMMER HOUSE
- SITTING ROOM / LOUNGE / CONSERVATORY
- SASH WINDOWS HAVE BEEN LOVINGLY RESTORED
- FREEHOLD
- NEW CYLINDER BOILER INSTALLED IN 2025
- IN WALKING DISTANCE TO TAMWORTH TRAIN STATION
- THROUGH HALLWAY WITH ACCESS DOWN TO CELLAR

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13 Wigginton Road, Tamworth B79 8RH

A distinguished late Victorian semi-detached residence of exceptional scale, arranged over three elegant storeys and extending to four double bedrooms, set within a substantial garden plot.

This fine home exemplifies the enduring appeal of Victorian architecture, showcasing beautifully restored sash windows and a wealth of period detailing, thoughtfully balanced with carefully considered modern enhancements.

A gracious through hallway sets a striking tone on arrival, unfolding into a sequence of three beautifully proportioned reception rooms, perfectly balanced for both formal entertaining and relaxed family living. These comprise a refined sitting room, an elegant principal lounge, and a charming breakfast room which flows naturally through to the kitchen, creating an intuitive and sociable layout.

To the rear, a light-filled conservatory provides a seamless transition to the garden, offering a private outlook. Complementing the principal accommodation are a range of well-considered ancillary spaces, including a useful cellar, a well-appointed utility room, and a guest WC, enhancing both practicality and day-to-day ease.

The upper floors are equally impressive, hosting four generously sized double bedrooms. The accommodation is complemented by two well-appointed bathrooms and additional WCs, ensuring both comfort and practicality for modern family life.

Externally, the property enjoys a particularly large and private rear garden, thoughtfully enhanced with high-quality porcelain tiling, providing an ideal setting for outdoor entertaining. A shared driveway leads to a rear integral garage, offering secure parking and convenience.

Ideally positioned within comfortable walking distance of Tamworth’s town centre, the property enjoys a highly convenient setting. Renowned local schooling is readily accessible, further enhancing its appeal for families, while excellent transport connections include Tamworth Railway Station, offering direct links to major UK cities.



Council Tax Band: D





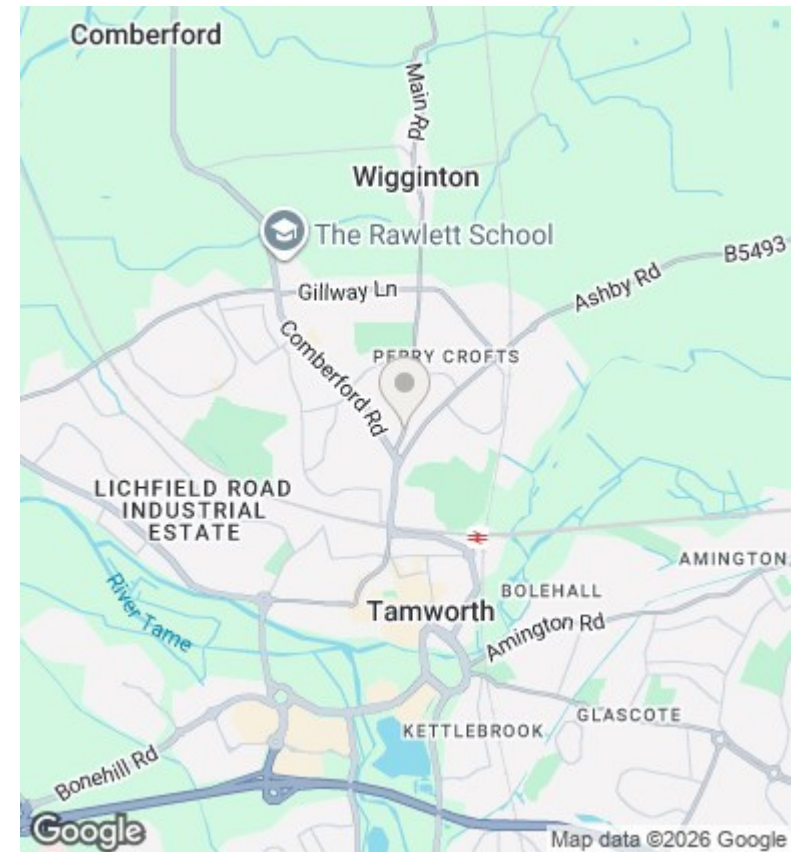


Viewings

Viewings by arrangement only. Call 01827 66686 to make an appointment.

Council Tax Band

D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	59	69
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	