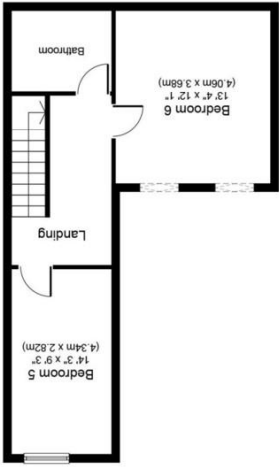


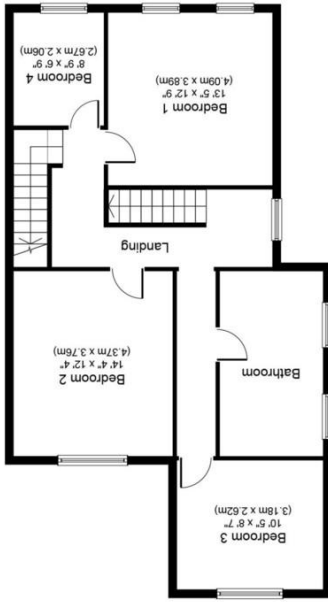
**GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
 NOT TO SCALE: THIS IS AN APPROXIMATE**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

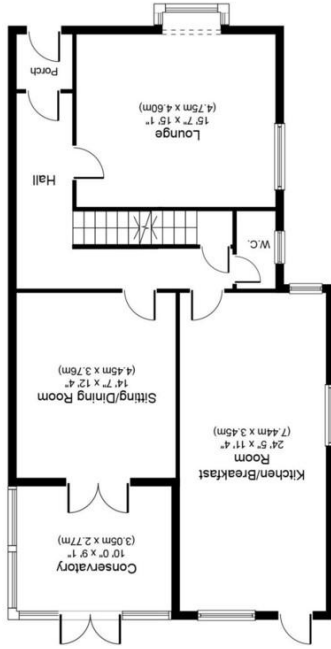
Second Floor
 Approximate Floor Area
 431 sq. ft.
 (40.0 sq. m.)



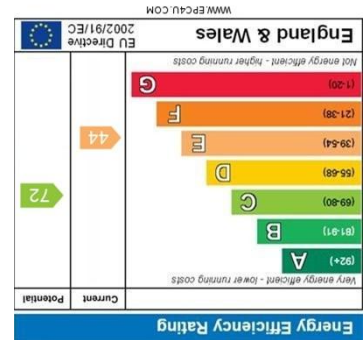
First Floor
 Approximate Floor Area
 863 sq. ft.
 (80.2 sq. m.)



Ground Floor
 Approximate Floor Area
 1,001 sq. ft.
 (93.0 sq. m.)



If you require the full EPC certificate direct to your email address please contact the sales branch marketing this property and they will email the EPC certificate to you in a PDF format.
 Please note that on occasion the EPC may not be available due to reasons beyond our control, the Regulations state that the EPC must be presented within 21 days of initial marketing of the property.
 Therefore we recommend that you regularly monitor our website or email us for updates.
 Please feel free to relay this to your Solicitor or License Conveyer.



Tamworth | 01827 68444 (option 1)



- TOWN CENTRE
- SEMI DETACHED
- CHARACTER PROPERTY
- SET OVER TWO FLOORS
- TWO LOUNGES
- KITCHEN DINER



Victoria Road, Tamworth, B79 7HS

£350,000



Property Description

Green and company delighted to offer for sale this stunning traditional five/six bedroomed semi-detached property offering an abundance of original and character features, viewing is highly recommended to appreciate this versatile and generous accommodation on offer.

The property is ideal for commuting with train and bus routes all within walking distance from the property. Nearby trainline is ideal for commuting to either London or Birmingham.

The property briefly comprises a stunning entrance with L-shaped reception hall complimented with tiled floor, access to cellar, living room, sitting room/dining room, superb size family dining kitchen, utility area, cellar, conservatory, six bedrooms offered over two floors, family bathroom and en-suite bathroom, private rear garden and resident permit for parking.

Early viewings are highly recommended to take full advantage of this rare opportunity to purchase this stunning property.

THE PROPERTY IS ARRANGED ON THREE FLOORS AND BRIEFLY COMPRISES The property is approached via a wrought iron gate and fencing to the front with a paved courtyard area to the front of the property and gated side access leading to the back garden.

ENTRANCE PORCH Having original tiled floor, high ceiling, all rooms have deep coving and deep skirting boards.

LIVING ROOM 15' 1" x 15' 7" (4.6m x 4.75m) Having UPVC double glazed bay window to the front and UPVC double glazed window to the side, original stripped wood floor, high ceilings, coal fire with original tiled hearth and back and white fire surround and radiator.

SITTING ROOM/DINING ROOM 12' 4" x 14' 7" (3.76m x 4.44m) Having original wooden doors and half glazed original wooden doors leading to the conservatory, open fire with tiled hearth and feature tiled surround in a high original white mantle piece and one radiator.

BREAKFAST KITCHEN 24' 5" x 11' 4" (7.44m x 3.45m) Having quarry tiling, UPVC double glazed windows to front, side and rear and half glazed UPVC door to giving access to the garden, one radiator and the wall and base units are oak units with granite work surfaces, space for American fridge, space for a Range master oven set in its own area with oakwood surround and tiled backdrop, Belfast sink, integrated dishwasher and integrated microwave.

DOWNSTAIRS WC/UTILITY ROOM Having a granite work surface and space for washing machine and tumble dryer, UPVC double glazed window to side, boiler, low flush wc and original quarry tiles to the floor.

CELLAR Doorway leading down to the cellar having small cellar area with original coal hatch in the garden and power and lighting.

CONSERVATORY 9' 1" x 10' (2.77m x 3.05m) Having French doors leading onto the patio, self clearing roof and tiled flooring.

STAIRS TO THE FIRST FLOOR Having a stunning and feature leaded stained glass feature window, stairs leading off to a separate landing section with feature alcove.

BEDROOM ONE 12' 9" x 13' 5" (3.89m x 4.09m) Having laminate floor, UPVC double glazed window to front, radiator and original cast iron fire with feature surround and feature tiled hearth and edging around the fire.

BEDROOM TWO Having UPVC double glazed window to rear, laminate flooring, radiator and original cast iron feature fireplace.

BATHROOM With two UPVC double glazed obscure glass windows to side, low flush wc, bespoke sink with pedestal legs, free standing bath tub with mixer taps and separate large shower cubicle, laminate flooring, two towel radiators and an original marble fire surround with cast iron fireplace and storage cupboards.

BEDROOM THREE 14' 3" x 12' 1" (4.34m x 3.68m) Having laminate floor, UPVC double glazed window to rear and one radiator.

BEDROOM FOUR 8' 9" x 6' 9" (2.67m x 2.06m) Having laminate flooring, double glazed window to front and radiator.

STAIRWAY Giving access to the second floor.

BEDROOM FIVE 14' 3" x 9' 3" (4.34m x 2.82m) Having UPVC double glazed window to rear, beamed ceiling and beams to the side in the Apex.

BEDROOM SIX 15' 4" x 12' 1" (4.67m x 3.68m) Having laminate floor, two Velux windows facing the rear, storage cupboards built into the eaves and beams in the Apex.



BATHROOM ON THE TOP FLOOR Has lino flooring, framed towel radiator, low flush wc, pedestal wash hand basin and separate shower cubicle with Mira electric shower and glass screen door and extractor fan.

BACK GARDEN Having brick wall to two sides, fencing to one side, all laid with paving slabs with feature circular paved area and stone section in the middle with a water feature, greenhouse, mature borders with shrubs, gated access leading out to the front.

Council Tax Band E Tamworth Borough Council

Predicted mobile phone coverage and broadband services at the property:-

Mobile coverage - voice and data likely available for EE and Three, limited for O2 and Vodafone.

Broadband coverage:-

Broadband Type = Standard Highest available download speed 21 Mbps. Highest available upload speed 1 Mbps.

Broadband Type = Superfast Highest available download speed 80 Mbps. Highest available upload speed 20 Mbps.

Broadband Type = Ultrafast Highest available download speed 1000 Mbps. Highest available upload speed 220 Mbps.

Networks in your area - Openreach, Virgin Media

The mobile and broadband information above has been obtained from the Mobile and Broadband checker - Ofcom website.



Sellers are asked to complete a Property Information Questionnaire for the benefit of buyers. This questionnaire provides further information and declares any material facts that may affect your decision to view or purchase the property. This document will be available on request.

BUYERS COMPLIANCE ADMINISTRATION FEE: in accordance with the Money Laundering Regulations 2007, Estate Agents are required to carry out due diligence on all clients to confirm their identity, including eventual buyers of a property. Green and Company use an electronic verification system to verify Clients' identity. This is not a credit check, so it will have no effect on credit history. By placing an offer on a property, you agree (all buyers) that if the offer is accepted, subject to contract, we, as Agents for the seller, can complete this check for a fee of £25 plus VAT (£30 inc VAT), which is non-refundable under any circumstance. A record of the search will be retained securely by Green and Company within the electronic property file of the relevant property.

FIXTURES AND FITTINGS as per sales particulars.

TENURE

The Agent understands that the property is freehold. However we are still awaiting confirmation from the vendors Solicitors and would advise all interested parties to obtain verification through their Solicitor or Surveyor.

GREEN AND COMPANY has not tested any apparatus, equipment, fixture or services and so cannot verify they are in working order, or fit for their purpose. The buyer is strongly advised to obtain verification from their Solicitor or Surveyor. Please note that all measurements are approximate.



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WANT TO SELL YOUR OWN PROPERTY?
CONTACT YOUR LOCAL GREEN & COMPANY BRANCH ON 01827 68444