

# ROYSTON & LUND



## Wordsworth Avenue, Tamworth

£175,000

- Mid Terrace Home with No Upward Chain
- Three Bedrooms
- South-Facing Garden
- EPC Rating D
- Spacious Lounge
- Gas Central Heating
- On Street Parking
- Kitchen
- Gardens Front & Rear
- Council Tax Band A

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# 29 Wordsworth Avenue, Tamworth B79 8BZ

This three-bedroom terraced home offers an ideal blend of charm and practical family living and is offered with no upward chain. Stepping inside, you're welcomed by a spacious living room, perfect for relaxing evenings or entertaining guests, with ample space for both seating and dining arrangements.

At the heart of the home is a classic kitchen with plenty of storage, maintaining a traditional feel while offering all the essentials for modern family life. The kitchen opens out to a sunny south-facing garden, a perfect extension of the living space during warmer months — ideal for gardening, playtime, or al fresco dining.

Upstairs, the main bedroom benefits from enhanced proportions, thanks to the added advantage of the property's side access, offering more space and versatility. Two further bedrooms provide flexibility for children, guests, or a home office. A well-appointed family bathroom serves the upper floor also, combining functionality and comfort to meet everyday needs with ease.

The area also benefits from local shops a couple of minutes' walk, Tamworth town centre within walking distance and Wigginton Park just across the road.

With its smart layout, classic features, and thoughtful use of space, this property is perfect for growing families or anyone seeking a welcoming and well-balanced home.

Please note the property is of non-standard concrete construction, please check with your lender.



Council Tax Band: A

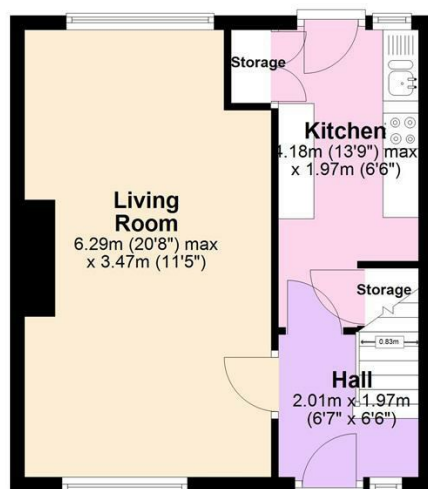
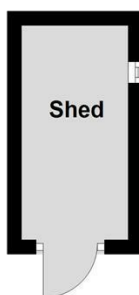






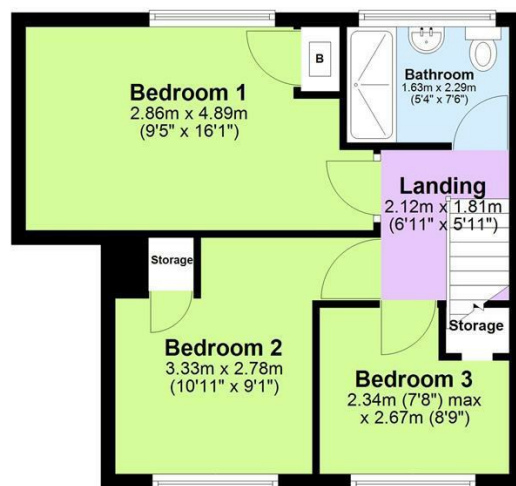
## Ground Floor

Approx. 39.4 sq. metres (423.9 sq. feet)



## First Floor

Approx. 38.5 sq. metres (414.1 sq. feet)



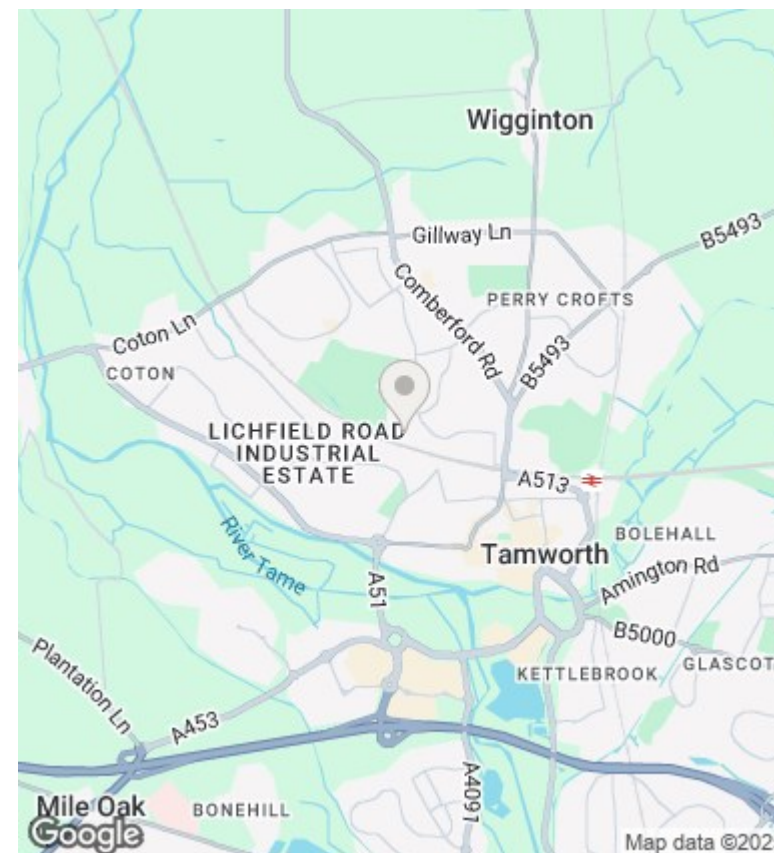
Total area: approx. 77.9 sq. metres (838.0 sq. feet)

## Viewings

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

## Council Tax Band

A



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		81
(69-80) <b>C</b>		
(55-68) <b>D</b>	65	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	