

# ROYSTON & LUND



## Victoria Road, Tamworth

£399,950

- Four Bedroom Detached
- Short Walk into Tamworth Town Centre
- Conservatory
- EPC Rating - E / Council Tax Band - D
- \*No Upward Chain\*
- Multiple Spacious Reception Rooms
- Porch / Entrance Hall
- Generous South-West Facing Garden
- Kitchen with Connecting Shower Room
- Freehold Property

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# 42A Victoria Road, Tamworth B79 7HU

\*No Upward Chain\*

This four-bedroom detached home is spacious and well laid out, offering multiple generous reception rooms.

Two are positioned at the front of the property and both benefit from walk-in bay windows, while the rear reception room flows nicely into the conservatory, creating a bright and versatile living space. The kitchen is complemented by a connecting shower room for added convenience, and there is useful side access to the outside.

Upstairs, all four bedrooms are well proportioned, with most featuring fitted wardrobes, and a family bathroom completes the floor. The garden is a true highlight, enjoying a south-west facing aspect with a combination of paving, lawn areas, mature trees and planting, along with gated side access.

The road sits close to Tamworth town centre and the railway station, making it a fairly central and well-connected location. It is in a central part of Tamworth with convenient access to town-centre shops, cafés, supermarkets, takeaways and services. You're also very close to Tamworth railway station and regular bus routes, which makes commuting and local travel easy. The area has good community facilities, parks and leisure options within a short distance.

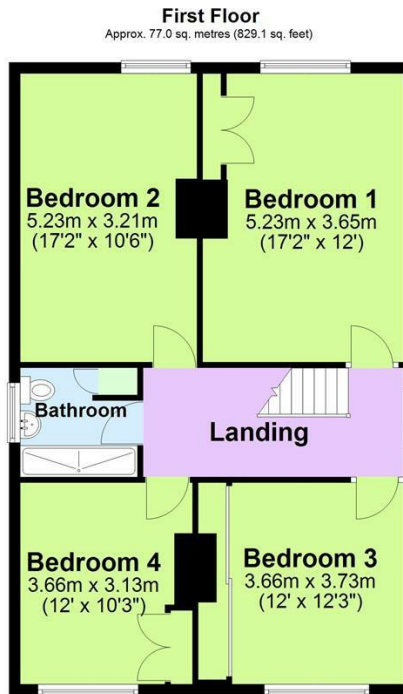
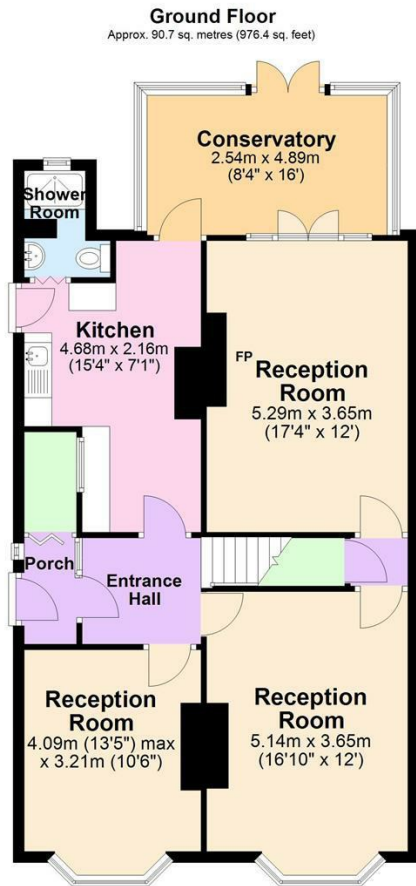
For families, there are several schools nearby, Moorgate Primary Academy, Flaxhill Junior Academy, William MacGregor Primary School and Ankermoor Primary Academy. For secondary education, The Rawlett School and Landau Forte Academy QEMS for sixth form collage are within a short distance, too.



Council Tax Band: D







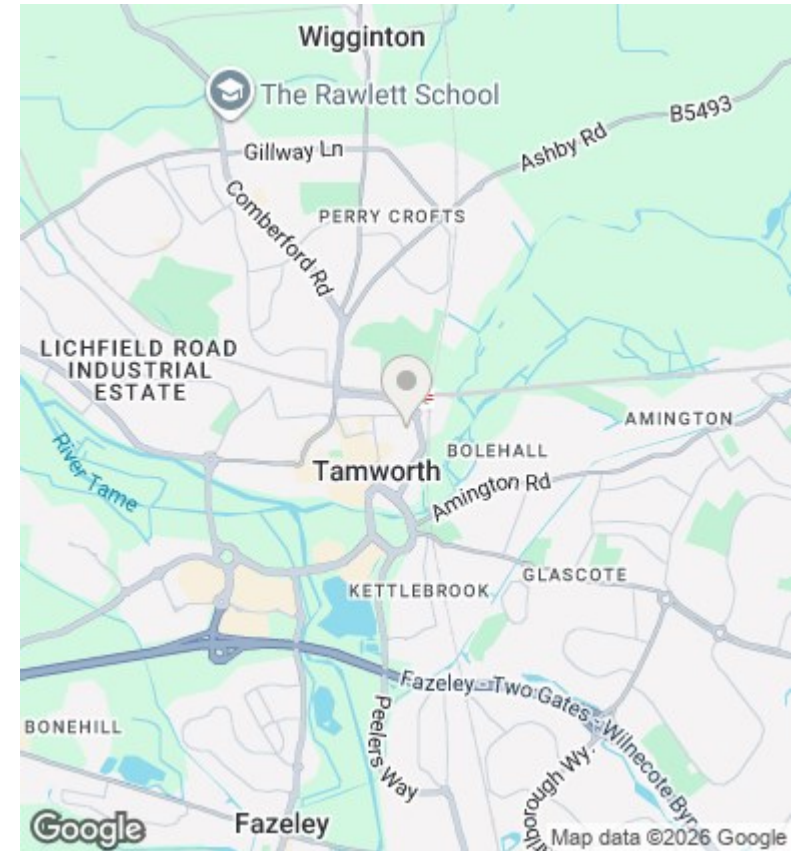
Total area: approx. 167.7 sq. metres (1805.5 sq. feet)

## Viewings

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

## Council Tax Band

D



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		75
(55-68) <b>D</b>	53	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	