



## Wordsworth Avenue, Tamworth

Asking Price £189,950

- Three Bedrooms
- Principal Bedroom Deceptively Bigger
- Porch / Entrance Hall
- EPC Rating - C / Council Tax Band - A
- \*No Upward Chain\*
- Bathroom with Walk-in Bath
- Off Road Parking for Multiple Vehicles
- Generously Sized Living Room
- Ample Size Garden
- Freehold Property



# 20 Wordsworth Avenue, Tamworth B79 8BY

This three-bedroom terraced home provides well-proportioned accommodation throughout.

Entering through the porch and into the entrance hall, the generously sized living room is located to the right. This inviting space features a fireplace as a focal point, a bay window to the front, and patio sliding doors that allow plenty of natural light.

Straight ahead from the entrance hall is the kitchen, fitted with a gas hob and oven, with cabinets and worktops arranged on both sides to maximise storage and preparation space. Rear access to the garden is also provided from the kitchen.

Upstairs, the principal bedroom is extra spacious, and all bedrooms benefit from integrated storage space. The bathroom is thoughtfully designed and features a walk-in bath with a shower over.

Externally, the rear garden is arranged with a slabbed patio area, lawn, that is bordered by plants There are additional storage options and side access via a gate. To the front of the property, off-road parking is available for two vehicles.



Council Tax Band: A

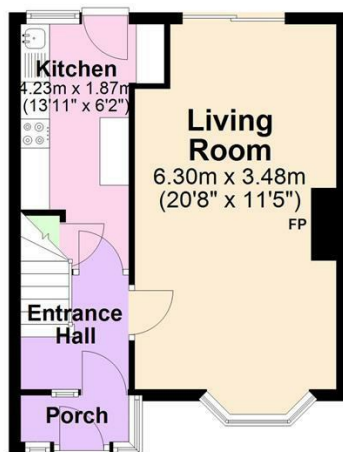
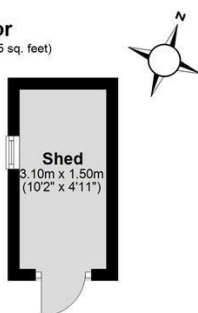






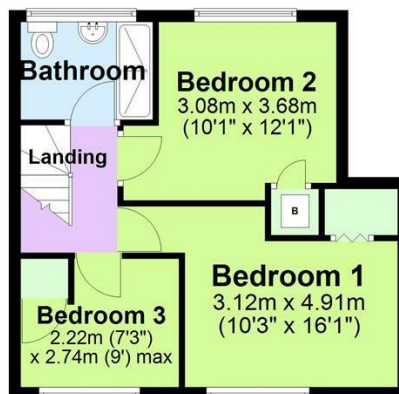
### Ground Floor

Approx. 40.9 sq. metres (440.5 sq. feet)



### First Floor

Approx. 38.0 sq. metres (408.9 sq. feet)



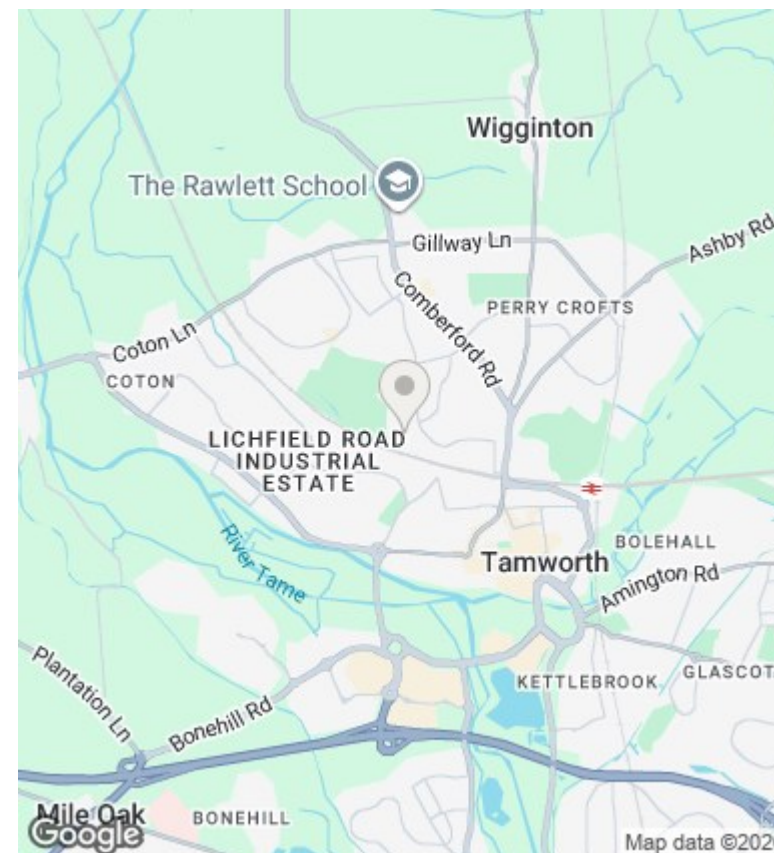
Total area: approx. 78.9 sq. metres (849.4 sq. feet)

## 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>		
(69-80) <b>C</b>	70	76
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		