



Telford Road, Tamworth

£225,350

- Spacious Town House
- Bedroom 4/Reception Room to Ground Floor
- Gas Central Heating
- Council Tax Band B
- Lounge Dining Room
- Utility/Guests Cloaks
- Ample Parking to Front and Enclosed Rear Garden
- Refitted Kitchen & Bathroom
- Three Bedrooms to First Floor
- EPC Rating D

13 Telford Road, Tamworth B79 8EZ

Royston and Lund are delighted to bring to market this well-presented mid terraced town house located within easy reach of local amenities and the catchment area for local schools. Benefiting from full width parking to the front, the property features a reception hall, with refitted kitchen off, full width lounge dining room to the rear with access to the enclosed rear garden. The versatile ground floor room is presently used as a fourth bedroom but could also be used as an additional living room or office, having a guests cloaks/utility room off. To the first floor are three further bedrooms and a refitted shower room featuring a large size shower cubicle.

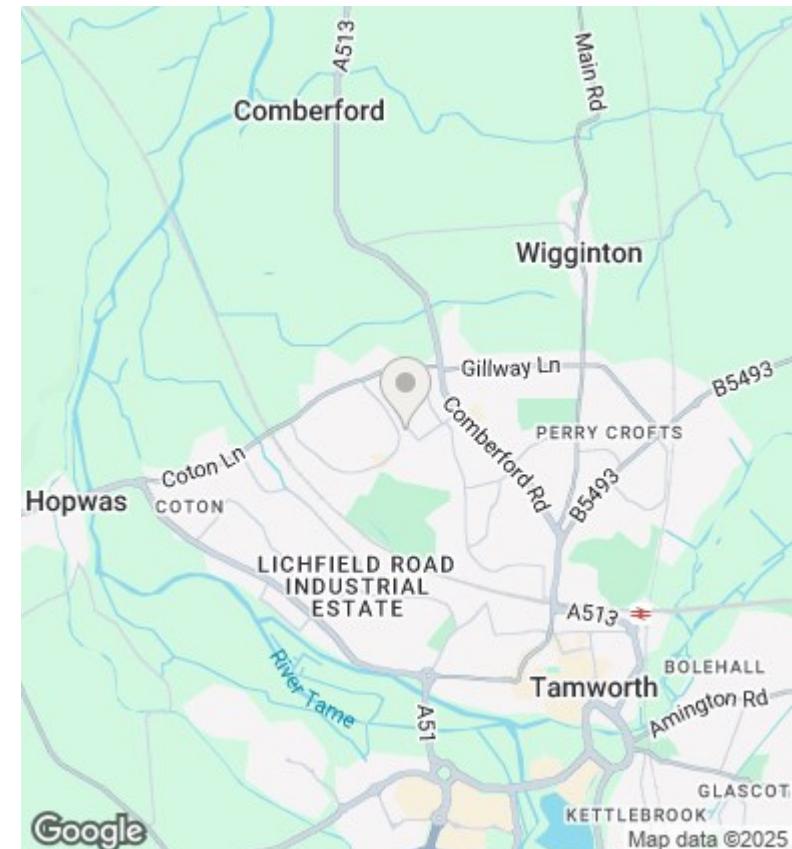
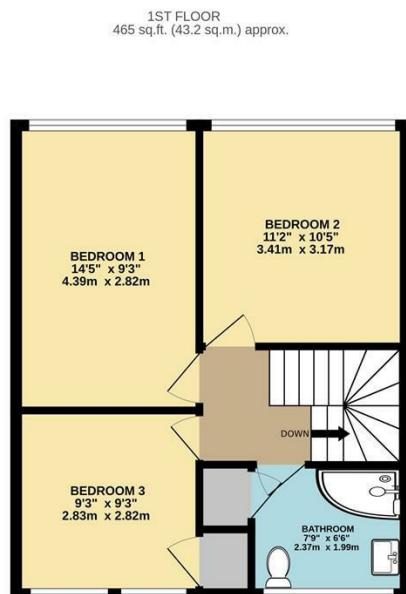
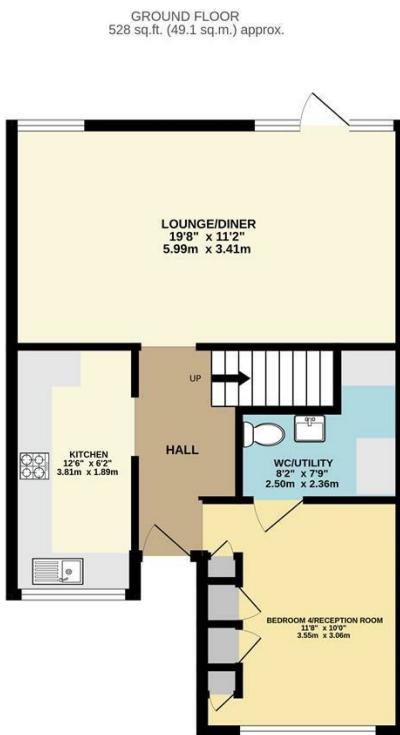
Tamworth boasts excellent shopping options, from high-street stores in Ventura Retail Park to independent shops in the historic town centre. The town is well-served by leisure facilities, including the Tamworth Snowdome, which offers indoor skiing and snowboarding and a 25m swimming pool, gym and spa. For those seeking outdoor activities, Tamworth has numerous parks, including the beautiful Castle Grounds and the nearby Kingsbury Water Park.



Council Tax Band: B







TOTAL FLOOR AREA: 993 sq.ft. (92.3 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan 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. The services, systems and appliances have not been tested and no guarantee as to their operability or efficiency can be given.
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Viewings

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

Council Tax Band

B

| Energy Efficiency Rating | | |
|--|---------|-------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs (92 plus) | A | 87 |
| (81-91) | B | 67 |
| (69-80) | C | |
| (55-68) | D | |
| (39-54) | E | |
| (21-38) | F | |
| (1-20) | G | |
| Not energy efficient - higher running costs | | |
| England & Wales | | EU Directive 2002/91/EC |