



Albert Road

Town Centre, Tamworth, , B79 7JN

Starting Bid £200,000

Property Features

- For Sale by Modern Auction – T & C's apply
- Spacious End of Terrace Property
- Excellent Town Centre Location
- Bursting With Potential
- Living Room, Sitting Room & Dining Room
- Five Brilliant Bedrooms
- Low Maintenance Rear Garden
- Perfect For Investment
- View, Bid & Buy
- Subject to Reserve Price, Buyers fees apply

Full Description

Situated in the heart of Tamworth, this remarkably spacious and exceptionally well-positioned end of terrace home offers outstanding versatility and potential, ideal for a wide range of buyers and investors alike. Combining character with practicality, the property benefits from a generous layout spread across three floors, alongside a low-maintenance private garden.

GROUND FLOOR

Upon entering, you are greeted by a bright and welcoming reception hallway, complete with stairs leading up to the first floor and a stairwell providing access to a unique and versatile cellar space.

To the front of the home sits a large living room, flooded with natural light, creating a warm and inviting atmosphere. Adjacent to the living room is a well-proportioned sitting room featuring French doors that open onto the rear garden, offering a seamless blend of indoor and outdoor living.

The hallway flows into a separate dining room, ideal for formal meals or family gatherings, which in turn connects to a pleasant and functional kitchen fitted with a matching range of modern units and space for appliances.

A rear inner hallway provides access to a generous built-in storage cupboard, a convenient ground floor shower room, and a door leading directly out to the rear garden.

LIVING ROOM

12' 9" x 12' 6" (3.90m x 3.83m)

SITTING ROOM

12' 10" x 11' 7" (3.93m x 3.55m)



DINING ROOM

8' 1" x 6' 9" (2.47m x 2.07m)

KITCHEN

9' 10" x 8' 5" (3.02m x 2.59m)

SHOWER ROOM

FIRST FLOOR

The first floor hosts four brilliant bedrooms, each offering good-sized and versatile accommodation, perfect for family life, home working, or guest use.

Completing this floor is a well-appointed three-piece family bathroom, complementing the living spaces with style and functionality.

BEDROOM TWO

12' 2" x 11' 7" (3.73m x 3.54m)

BEDROOM THREE

11' 8" x 11' 6" (3.57m x 3.53m)

BEDROOM FOUR

9' 1" x 8' 3" (2.78m x 2.54m)

BEDROOM FIVE

7' 1" x 5' 8" (2.18m x 1.74m)

BATHROOM

8' 4" x 4' 9" (2.55m x 1.46m)

SECOND FLOOR

Ascending to the second floor, a private landing with built-in storage leads to a spacious primary bedroom, offering comfortable double proportions and a peaceful retreat away from the main living areas.

BEDROOM ONE

15' 9" x 11' 6" (4.81m x 3.53m)

OUTSIDE

REAR GARDEN

Externally, the property boasts a low-maintenance, private rear garden, enclosed by a combination of timber fencing and brick-built boundaries, providing a secure and private outdoor space to enjoy.



TENURE

We have been advised that this property is freehold, however, prospective buyers are advised to verify the position with their solicitor / legal representative.

VIEWING

By prior appointment with Taylor Cole Estate Agents on the contact number provided.

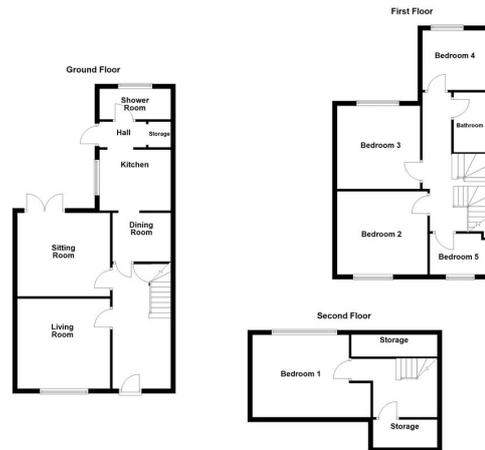
AUCTIONEER COMMENTS

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd).

If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer will pay £349 inc VAT for this pack.

The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty.

Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450. These services are optional.



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements