

FOR SALE

Offers in the region of £265,000

Freehold



Victoria Road, Tamworth, Staffordshire. B79 7HR

- INVESTMENT OPPORTUNITY OR POTENTIAL HMO SUBJECT TO PLANNING PERMISSION
- CURRENTLY A GROUND FLOOR OFFICE & VERY SPACIOUS FIRST FLOOR FLAT
- CURRENTLY TWO SEPARATE CURTILAGES
- AMPLE VEHICULAR PARKING TO THE REAR
- IN NEED OF UPGRADING
- SEPARATE GAS CENTRAL HEATING SYSTEMS
- FREEHOLD WITH NO UPWARD CHAIN



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PROPERTY DESCRIPTION

This very large traditional semi-detached residence at present is divided into two self contained units, the ground floor of which has planning permission for and has been used as an office, whilst the first floor is a residential flat.

The property, which needs upgrading, offers an opportunity to reconvert it to a single large dwelling or to upgrade both floors to provide a very spacious and convenient self contained apartments or, subject to planning permission, could be converted into an ideal HMO.

All the services and heating are self contained on each floor.

Having the benefit of gas central heating the ground floor accommodation briefly comprises:





ROOM DESCRIPTIONS

ENTRANCE DOOR TO

LARGE OPEN PLAN OFFICE

into bay window x 5.82m having three panel radiators, twin fully glazed french doors to the rear garden and useful understairs store cupboard off.

ALSO LEADING OFF IS THE

WC

having pedestal sink, close coupled WC, side window and panel radiator.

LEADING OFF TO THE REAR OF THE OPEN PLAN OFFICE IS A

KITCHEN AREA

3.58m x 1.49m (11' 9" x 4' 11") having stainless steel sink and drainer, built in base units, panel radiator and side exit door to rear garden.

LEADING OFF THE KITCHEN TO THE REAR IS A

FURTHER OFFICE

4.74m x 3.52m (15' 7" x 11' 7") again having panel radiator and two side windows.

ON THE FIRST FLOOR APPROACHED VIA AN EXTERIOR SIDE DOOR IS A

LOBBY ENTRANCE AND STAIRWAY TO SPACIOUS FIRST FLOOR LANDING OFF WHICH LEAD

TWO DOUBLE BEDROOMS, LARGE LOUNGE, SPACIOUS DINING ROOM AND BATHROOM

LOUNGE (REAR)

4.74m x 4.25m (15' 7" x 13' 11") having open fireplace with white surround, panel radiator and double glazed window to rear.

DINING ROOM

4.1m x 3.7m (13' 5" x 12' 2") having side window, built in double door cupboard and panel radiator.

LEADING OFF TO THE REAR IS A

SEPARATE GOOD SIZE KITCHEN

3.66m x 2.37m (12' 0" x 7' 9") having window to rear garden and parking and built in units. Here also is located the wall mounted combination gas fired boiler which provides central heating and domestic hot water.

BEDROOM ONE (FRONT)

4.8m into wide bay window x 4.07m (15' 9" x 13' 4") having built in double door wardrobe.

BEDROOM TWO (FRONT)

3.03m x 2.7m (9' 11" x 8' 10") again having window to roadway and panel radiator.

BATHROOM

having panelled bath, pedestal wash basin and close coupled WC, obscured glass side window, tiling to part height and panel radiator.

OUTSIDE.

TO THE REAR OF THE PROPERTY IS A GARDEN AREA

beyond which is a car parking area approached via a vehicular right of way across the adjoining property to the left.



FLOORPLAN & EPC



Total area: approx. 171.6 sq. metres (1847.2 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		66
(39-54)	E	52	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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