



9 Victoria Meadow, Elford, Tamworth, Staffordshire, B79
9DQ

Bill Tandy
and Company
INDEPENDENT PROFESSIONAL ESTATE AGENTS

9 Victoria Meadow, Elford, Tamworth, Staffordshire, B79 9DQ

£285,000

Bill Tandy and Company, Lichfield, are delighted to offer for sale this deceptively spacious end town house superbly appointed and arranged on three floors. The property enjoys a delightful secluded position within this small and select cul de sac of Victoria Meadow located off Church Road. The property, which benefits from no upward chain, needs to be viewed to be fully appreciated and comprises reception hall, through lounge/dining room, conservatory to rear, modern kitchen, two generous first floor bedrooms and updated shower room and useful home office space. Stairs from the home office provide access to a generous sized main bedroom on the second floor with eaves storage and an en suite W.C. The property enjoys the rarity of having a garage located to the front with parking space, and the rear garden has been superbly landscaped to provide a low maintenance feel. Victoria Meadow is within the desirable and highly sought after village of Elford with nearby St Peter's church, historic walled garden, modern village hall, historic The Crown pub, primary school and childrens playground. Elford is ideally situated with superb commuter links with access to Lichfield, Tamworth and train line access to Birmingham and London.



CANOPY PORCH

with front entrance door opening to:

RECEPTION HALL

having stairs to first floor and door to:

LOUNGE/DINING ROOM

7.36m x 3.28m max (24' 2" x 10' 9" max) this stunning open plan through reception room has a feature fireplace with marble style hearth and inset and wooden surround, double glazed window to front, door to kitchen and French doors open to:

CONSERVATORY

3.19m x 1.82m (10' 6" x 6' 0") having double glazed windows overlooking the garden, French doors giving access to same and tiled floor.

KITCHEN

3.04m x 2.09m (10' 0" x 6' 10") having double glazed window to rear, door to side, under stairs storage, a range of base cupboards and drawers surmounted by round edge work tops, wall mounted storage cupboards, tiled surround, inset stainless steel sink, inset Beko oven with four ring electric hob above and extractor fan and spaces for washing machine and fridge.

FIRST FLOOR LANDING

having double glazed window to side, airing cupboard and doors lead off to:

BEDROOM TWO

3.47m plus wardrobes x 2.27m (11' 5" plus wardrobes x 7' 5") having double glazed window to rear, laminate floor, electric wall heater and built-in fitted wardrobes.

BEDROOM THREE

3.11m x 2.26m (10' 2" x 7' 5") having double glazed window to front and electric wall heater.



UPDATED SHOWER ROOM

having double glazed window to side and a modern contemporary suite comprising vanity unit with inset wash hand basin above, low flush W.C. and shower enclosure with shower appliance over, part tiled and aqua board surround.

HOME OFFICE

2.06m x 2.05m (6' 9" x 6' 9") this useful home office space has useful store cupboard, double glazed window to front and stairs to the second floor.

SECOND FLOOR BEDROOM ONE

4.70m max x 4.20m max (15' 5" max x 13' 9" max) having doors to eaves storage, further store cupboard/wardrobe, skylight window to front, double glazed window to rear, electric heater, ceiling spotlighting and door to:

EN SUITE W.C.

having an obscure double glazed window to rear and modern white suite comprising vanity unit with inset wash hand basin with tiled surround and low flush W.C.



OUTSIDE

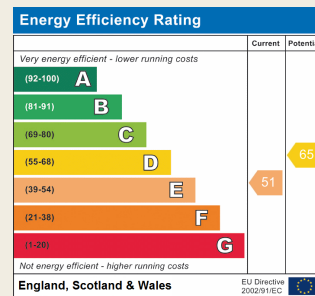
The property is superbly located in a secluded position within this highly desirable cul de sac of Victoria Meadow. To the front is a paved pathway leading to the front door and gated access to the side. To the rear of the property is a low maintenance garden having block paved patio area, further gravelled and paved garden beyond with low level shrubs, pond, summerhouse and fenced surround.

GARAGE AND PARKING

One of the distinct features of the property is its useful garage which is a rarity in Victoria Meadow and is positioned to the front of the property with driveway parking to one car.

COUNCIL TAX

Band C.



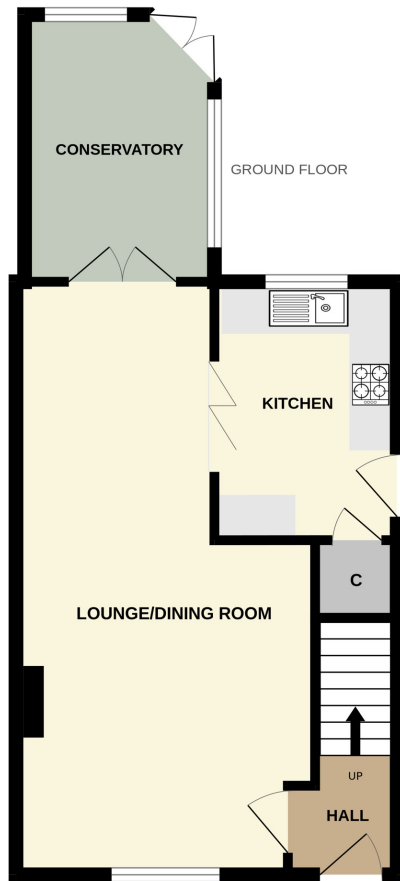
TENURE

Our client advises us that the property is Freehold. Should you proceed with the purchase of the property these details must be verified by your solicitor.

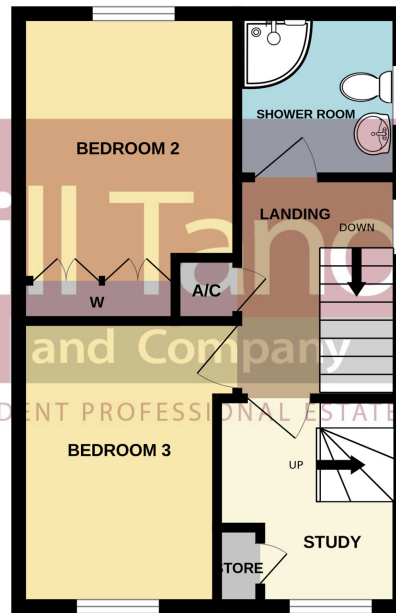
VIEWING

By arrangement with the Selling Agents, Bill Tandy and Company, 3 Bore Street, Lichfield, Staffordshire, WS13 6LJ on 01543 419400 or lichfield@billtandy.co.uk

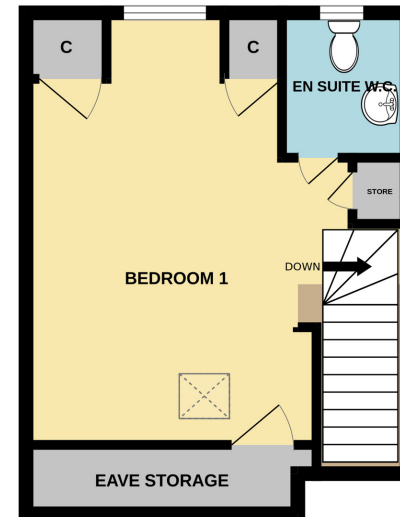
Whilst we endeavour to make our sales details accurate, if there is any point which is of importance to you, please contact the office, particularly if travelling some distance to view the property. Likewise the mention of any appliance and/or services does not imply that they are in full and efficient working order.



1ST FLOOR



2ND FLOOR



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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 shown have not been tested and no guarantee as to their operability or efficiency can be given.
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3 Bore Street, WS13 6LJ
lichfield@billtandy.co.uk
Tel: 01543 419400

www.billtandy.co.uk



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