



## Brook End, Fazeley, Tamworth

Asking Price £199,950

- End Terrace Home
- No Upward Chain
- Ideal First Home
- Council Tax Band B
- Completely Refurbished Throughout
- Good Transport Links For A5 & M42
- Freehold
- Generous Lawned Garden
- Close To Local Amenities
- EPC Rating D

## 22 Brook End, Tamworth B78 3RT

Calders Residential are delighted to bring to the market this recently refurbished two bedroom end terrace home in Fazeley, Tamworth. Sold with no upward chain, this property would make an ideal first home and is conveniently situated for easy access into the centre of Tamworth Town Centre, the A5 and the M42.

In brief there is a lounge/diner with stairs to the the first floor and a kitchen that has an an integrated oven, hob, extractor fan and space for further freestanding appliances. To the first floor there is are two double bedrooms and a three piece bathroom consisting of a bath with shower overhead, WC and wash basin. To the rear of the property there is a generous lawned garden with fenced boundaries. There is ample on street parking available.

Tamworth has a bustling town centre with a variety of shops, including major retailers, independent boutiques, and markets. The Ankerside Shopping Centre is a central hub, offering a range of high-street brands. Ventura Retail Park, located just outside the town center, provides additional shopping options with large retail stores. The town is served by several primary and secondary schools, as well as further education institutions like South Staffordshire College's' Tamworth Campus.

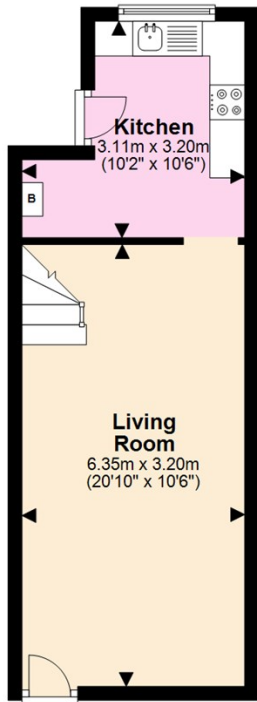


Council Tax Band: B

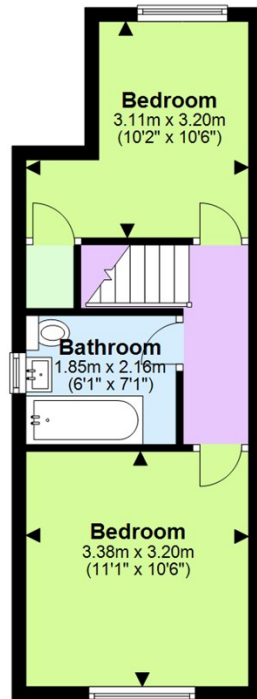




**Ground Floor**  
Approx. 28.5 sq. metres (306.9 sq. feet)



**First Floor**  
Approx. 28.5 sq. metres (306.9 sq. feet)



Total area: approx. 57.0 sq. metres (613.7 sq. feet)

Where every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken of any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.  
Plan produced using PlanUp.



## Viewings

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

## Council Tax Band

B

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>89</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>67</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	