



Kent Avenue

Fazeley, Tamworth, Staffordshire, B78 3XR

£515,000

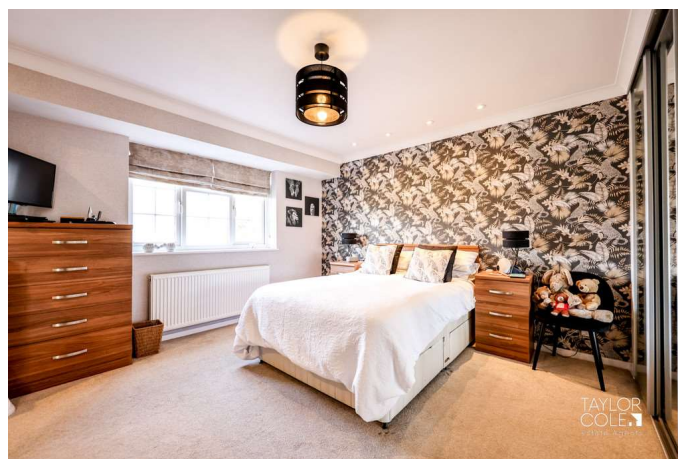
Property Features

- Five Bedroom Detached Residence
- Reception Hallway
- Lounge
- Kitchen/Dining Area
- Games Room, Office
- Two Guest Cloakrooms
- Five Bedrooms
- Two En-suites, Family Bathroom
- Driveway and Garage
- Attractive Rear Garden

Full Description

Taylor Cole Estate Agents are thrilled to present 'for sale' this meticulously crafted five-bedroom detached home stands as a testament to luxurious family living. Beyond the impressive facade, this residence has been artfully extended by the current vendors, resulting in an expansive and well-appointed haven of comfort and style. Set behind an attractive frontage consisting of a generous tarmac driveway with shaped lawns and mature hedges, access to the property can be found via the composite front entrance door.

Upon crossing the threshold, the grand entrance hall sets the tone for the remarkable accommodation within. To the right, a thoughtfully designed guest cloakroom and access to the integral garage add convenience to daily life accompanying stairs off to the first floor landing. The heart of the ground floor unfolds into an inviting family lounge, adorned with a delightful bay window that bathes the room in natural light. Double doors open to reveal a breathtaking open-plan kitchen/diner, stretching across the majority of the rear aspect. This culinary haven is not only aesthetically pleasing but also functional, with French doors seamlessly connecting to the rear garden. The adjacent games room, offering a direct link to the outdoors, adds a layer of recreational luxury to the home. Continuing through the study, complete with its own guest cloakroom and external door, this versatile space could effortlessly serve as a private annex or a home office.



RECEPTION HALLWAY

LOUNGE

11' 10" x 14' 7" (3.61m x 4.44m)

OPEN KITCHEN/DINER

26' 6" x 10' 8" (8.08m x 3.25m)

GAMES ROOM

12' 7" x 12' 7" (3.84m x 3.84m)

OFFICE

12' 2" x 11' 2" (3.71m x 3.4m)

GUEST CLOAKROOM ONE

GUEST CLOAKROOM TWO

FIRST FLOOR

Ascending to the upper floor, the property reveals five generously proportioned bedrooms, each a haven of comfort and potential. Three of these rooms boast fitted wardrobes, adding a touch of practicality to the luxurious surroundings. The master bedroom, a sprawling retreat, features a purpose-built dressing area that leads to an en suite bathroom, complete with a matching three-piece suite. The second bedroom mirrors these benefits, complemented by an en suite bathroom, while bedrooms three, four, and five offer spacious layouts ideal for a variety of furnishing arrangements. The family bathroom exudes sleek sophistication, featuring a three-piece suite with a panelled bathtub, shower fitment, modern vanity sink unit, and a close-coupled WC.

BEDROOM ONE

11' 10" x 11' 11" (3.61m x 3.63m)

DRESSING AREA

4' 0" x 6' 5" (1.22m x 1.96m)

EN-SUITE

7' 0" x 7' 9" (2.13m x 2.36m)

BEDROOM TWO

12' 6" x 11' 7" (3.81m x 3.53m)

EN-SUITE

4' 10" x 5' 3" (1.47m x 1.6m)



BEDROOM THREE

7' 2" x 18' 4" (2.18m x 5.59m)

BEDROOM FOUR

9' 4" x 10' 10" (2.84m x 3.3m)

BEDROOM FIVE

11' 0" x 7' 8" (3.35m x 2.34m)

BATHROOM

5' 2" x 9' 11" (1.57m x 3.02m)



OUTSIDE

The outdoor realm of this residence is a crowning jewel, harmonising with the internal abundance of space. A vast slab-paved patio extends across the width of the plot, providing an ideal setting for outdoor gatherings. The expansive verdant lawns, adorned with mature shrubbery, create a serene backdrop, secured by timber fencing at the plot's borders. In its entirety, this home is a masterpiece of design, offering a perfect balance of opulence, functionality, and outdoor splendour.

GARAGE

19' 0" x 7' 10" (5.79m x 2.39m)

ANTI MONEY LAUNDERING

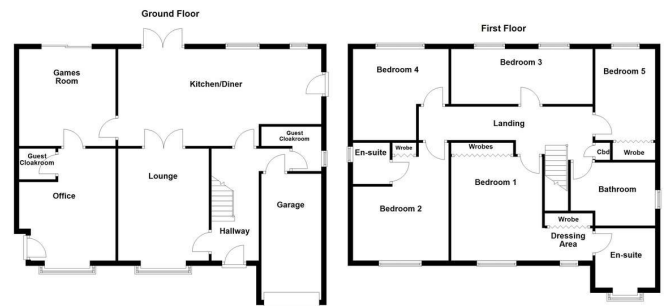
In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the Taylor Cole Estate Agents once an offer has been submitted and accepted (subject to contract) prior to Solicitors being instructed.

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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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 and 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