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Lichfield Street

Fazeley, Tamworth, Staffordshire, B78 3QE

£465,000

Property Features

- Impressive Traditional Detached Family Home
- Reception Hallway
- Lounge
- Family Room
- Kitchen
- Downstairs Shower Room
- Three Bedrooms
- Family Bathroom
- Block Paved Driveway, Carport, Detached Garage
- Mature Rear Garden

Full Description

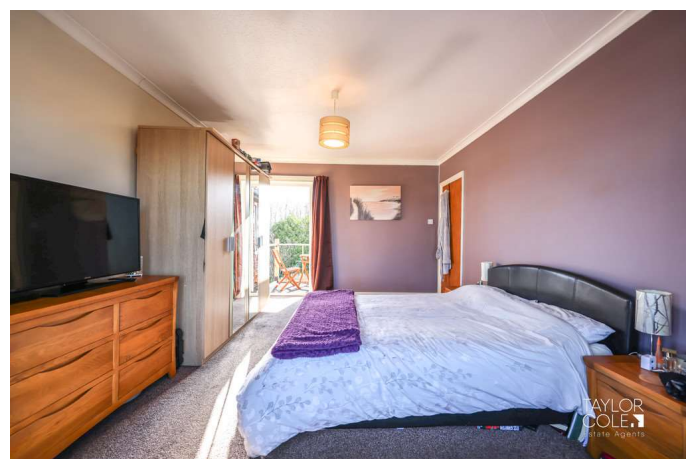
Taylor Cole Estate Agents are thrilled to offer 'for sale' this impressive traditional three bedroom detached family home set behind an expansive block paved driveway with brick built wall and mature hedging to the boundary.

THE FORE

Access to the driveway is via the wrought iron gates, with the driveway providing ample off road parking facilities and access to the side carport leading to the detached rear garage, and access to the rear garden via the side entrance gate. There is a neatly kept lawned area with border containing mature trees and planting and access to the property is via the open porch area.

GROUND FLOOR

Upon entering the property, you are greeted by the impressive entrance hallway which provides staircase leading to the first floor accommodation. The ground floor features a bright and spacious lounge with bay window to the front aspect providing an abundance of natural light. A dual aspect family room provides additional seating and entertainment/dining space. The well proportioned kitchen, which again is dual aspect, is fitted with a range of base units and drawers, and access to the pantry which provides additional storage facilities. The well appointed downstairs shower room with fitted WC and wash hand basin is a useful additional feature to the property. To the side of the property is access to the side lean-to providing superb storage facilities and access to the rear garden.



RECEPTION HALLWAY

LOUNGE

11' 05" x 17' 01" (3.48m x 5.21m)

FAMILY ROOM

12' 00" x 15' 08" (3.66m x 4.78m)

KITCHEN

13' 02" x 11' 11" (4.01m x 3.63m)

DOWNSTAIRS SHOWER ROOM

8' 04" x 3' 11" (2.54m x 1.19m)

LEAN TO

12' 04" x 6' 02" (3.76m x 1.88m)

FIRST FLOOR

Ascending to the first floor there are three well proportioned bedrooms providing a welcoming retreat. The excellent sized master bedroom is enhanced with access to a first floor balcony area which provides a relaxing outdoor space with views over the rear garden. The bright and airy family bathroom is fitted with bath, pedestal wash hand basin and WC, and has airing cupboard providing additional storage facilities.

BEDROOM ONE

17' 03" x 11' 06" (5.26m x 3.51m)

BEDROOM TWO

12' 00" x 13' 00" (3.66m x 3.96m)

BEDROOM THREE

11' 11" x 9' 11" (3.63m x 3.02m)

FAMILY BATHROOM

5' 10" x 8' 03" (1.78m x 2.51m)

EXTERNAL

Outside, the mature rear garden provides a welcoming and relaxing outdoor space with vast lawned area and mature borders containing trees and shrubbery. A block paved patio provides superb outdoor seating and entertainment space, and a further seating area is located to the top of the garden. A garden shed provides useful outdoor storage facilities.



CARPORT

9' 06" x 13' 02" (2.9m x 4.01m)

DETACHED GARAGE

9' 01" x 15' 04" (2.77m x 4.67m)

ANTI MONEY LAUNDERING

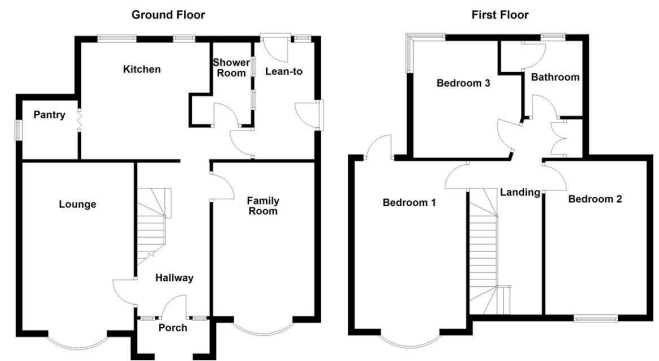
In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the Taylor Cole Estate Agents once an offer has been submitted and accepted (subject to contract) prior to Solicitors being instructed.

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
69-80	C		
55-68	D		
39-54	E	51 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 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