



Reindeer Road

Fazeley, Tamworth, B78 3SW

£342,000

# Property Features

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- Well-Situated Family Home
- Unparalleled Potential
- Dual Aspect Family Lounge
- Matching Kitchen
- Three Double Bedrooms
- Versatile Fourth Bedroom & Loft Room
- Family Bathroom
- Private Rear Garden
- Off Road Parking
- Close to Commuter Links

## Full Description

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Nestled in the highly sought-after Reindeer Road estate, this well-situated semi-detached family home offers an incredible opportunity to craft a luxurious living space tailored to your own style and preferences. Boasting generous proportions and thoughtful layout, this property is ideal for modernisation and presents a unique chance to create your dream home.

### GROUND FLOOR

Upon entering, the welcoming entrance hall offers access to both the first floor and the heart of the home. The bright, dual-aspect family lounge is flooded with natural light, providing ample space for both living and dining areas. Sliding doors lead seamlessly onto the rear garden patio, making it the perfect setting for indoor-outdoor entertaining.

The adjoining kitchen, well-proportioned and functional, features a range of base units and drawers with ample counter space, and recesses for various appliances. A separate utility room adds convenience and extra space for additional appliances, along with side access to the property. Completing the ground floor is a handy guest cloakroom, with a garage store adjacent.

### LOUNGE

23' 9" x 11' 2" (7.26m x 3.42m)

### KITCHEN

13' 7" x 8' 10" (4.15m x 2.71m)

### UTILITY ROOM

7' 9" x 6' 7" (2.38m x 2.03m)





#### GUEST WC

7' 9" x 4' 0" (2.38m x 1.22m)

#### GARAGE STORE

#### FIRST FLOOR

Upstairs, the first floor is home to four generous bedrooms. Three are spacious doubles, offering flexibility in layout and use, while the fourth bedroom is ideal as a home office, nursery, or dressing room. A family bathroom with a four-piece suite, including a bath and separate shower, serves the floor with style and practicality.



A hidden gem awaits in the form of a loft room, accessible via a fitted staircase, perfect for storage or conversion into a playroom or study.

#### BEDROOM ONE

11' 11" x 11' 3" (3.65m x 3.43m)

#### BEDROOM TWO

11' 8" x 11' 3" (3.58m x 3.43m)

#### BEDROOM THREE

13' 10" x 8' 5" (4.23m x 2.58m)

#### BEDROOM FOUR

8' 11" x 7' 8" (2.74m x 2.34m)

#### BATHROOM

11' 5" x 5' 7" (3.48m x 1.72m)

#### LOFT ROOM

15' 6" x 11' 6" (4.73m x 3.51m)

#### REAR GARDEN

Outside, the rear garden provides a wonderful setting to be transformed into a peaceful sanctuary, currently featuring well-maintained lawns and a large patio area. Secure timber fencing ensures privacy, making this outdoor space an excellent canvas for relaxation or entertaining.



## 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.



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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