



Reindeer Road

Fazeley, Tamworth, Staffordshire, B78 3SW

£280,000

Property Features

- Impressive Semi Detached Family Home
- Sought After 'Reindeer Road Estate'
- Open Plan Lounge/Dining Room
- Well-Appointed Kitchen
- Utility Room & Shower Room
- Three Superb Bedrooms
- Stunning Family Bathroom
- Excellent Rear Garden
- Ample Off Road Parking
- Freehold & Close to Local Schooling

Full Description

Introducing an outstanding and thoughtfully extended semi-detached family home, nestled within the highly desirable 'Reindeer Road Estate.' This charming property boasts a generous plot and showcases superior internal finishes, thoughtfully upgraded by the current owners, blending modern convenience with an inviting atmosphere.

GROUND FLOOR

Upon entering, you're welcomed by a bright entrance porch and reception hall, complete with stairs leading to the first-floor landing. The heart of the home is an expansive lounge/diner, offering a versatile reception space perfect for family living and entertaining. This space seamlessly flows into the rear garden, featuring a stunning built-in media wall as a stylish focal point.

At the front of the property, you'll find a beautifully appointed kitchen that combines timeless design with practicality, featuring fitted base units and square top work surfaces, all bathed in natural light. Adjacent to the kitchen, a purpose-built utility room enhances convenience with ample storage and appliance space, as well as access to a modern downstairs shower room-a unique and contemporary addition.

ENTRANCE PORCH

RECEPTION HALL

SUPERB LOUNGE / DINING ROOM

19' 1" x 15' 3" (5.84m x 4.66m)



FITTED BREAKFAST KITCHEN

8' 9" x 8' 7" (2.67m x 2.64m)

UTILITY ROOM

8' 5" x 4' 5" (2.59m x 1.35m)

DOWNSTAIRS SHOWER ROOM

8' 5" x 3' 3" (2.57m x 1.00m)

FIRST FLOOR

The first floor continues to impress, with newly carpeted, completely remodelled, and rewired spaces that reflect the home's attention to quality. Three generously proportioned bedrooms offer a range of living possibilities, with built-in storage in two of the larger rooms and on the first-floor landing. The family bathroom is a luxurious retreat, featuring a beautifully appointed three-piece suite and elegant tiled surrounds.

BEDROOM ONE

12' 0" x 10' 2" (3.67m x 3.12m)

BEDROOM TWO

12' 1" x 10' 8" (3.70m x 3.26 (Max) m)

BEDROOM THREE

8' 9" x 6' 11" (2.67m x 2.12m)

REFITTED BATHROOM

6' 3" x 5' 7" (1.91m x 1.72m)

OUTSIDE

GENEROUS REAR GARDEN

Outside, the property boasts an impressive rear garden, providing a serene outdoor escape. The space is a blend of well-maintained slab-paved patios and pathways, expansive lawns, and mature flowerbeds, offering privacy and tranquillity in a beautifully landscaped setting.



ANTI MONEY LAUNDERING

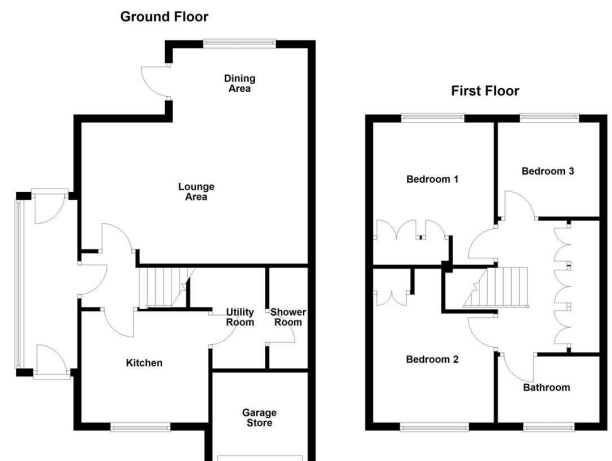
In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the Taylor Cole Estate Agents once an offer has been submitted and accepted (subject to contract) prior to Solicitors being instructed.

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		83 B
69-80	C	69 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