



Oak View House

The Laurels, Fazeley, Tamworth, B78 3EH

£169,950

Property Features

- Beautifully presented apartment in a quiet development
- Direct access to communal gardens, canal towpath and children's playground
- Two spacious double bedrooms
- Picturesque waterside walks and local nature trails
- Modern fitted kitchen with integrated appliances and ample storage
- Bright, tiled bathroom with full size bath and contemporary finish
- Allocated parking space plus visitor parking on-site
- Secure private entrance with hallway storage and utility cupboard
- Light-filled lounge overlooking greenery
- Ground Floor

Full Description

Located within a charming, well maintained development, this beautifully presented two bedroom apartment offers a perfect blend of modern living and peaceful outdoor amenities.

THE FORE

The building's attractive exterior combines classic brickwork with modern cladding, offering both curb appeal and durability. Upon entering the communal entrance, the apartment welcomes you with a bright and inviting hallway featuring ample storage space.

Inside, the apartment boasts a well proportioned lounge filled with natural light, perfect for relaxing or entertaining guests. The contemporary kitchen is fully fitted with modern appliances and sleek cabinetry, designed for both functionality and style.

The property includes two spacious bedrooms both with versatile space suitable for use as either a home office or study. A fresh, white bathroom suite with a full sized bathtub completes the interior layout, along with a convenient hallway store and airing cupboard.

LIVING ROOM

11' 7" x 15' 3" (3.53m x 4.65m)

BEDROOM ONE

11' 1" x 12' 6" (3.38m x 3.81m)

BEDROOM TWO

9' 8" x 10' 2" (2.95m x 3.1m)



BATHROOM

6' 1" x 6' (1.85m x 1.83m)

KITCHEN

6' x 9' 7" (1.83m x 2.92m)

EXTERNAL

The property is nestled in a quiet residential area with beautifully landscaped communal gardens. A picturesque canal with a towpath lies just a short stroll from the property, providing an idyllic setting for leisurely walks or cycling. Families will appreciate the nearby children's playground, and for those that enjoy the outdoors, there is a cosy garden area to the rear of the building.

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.

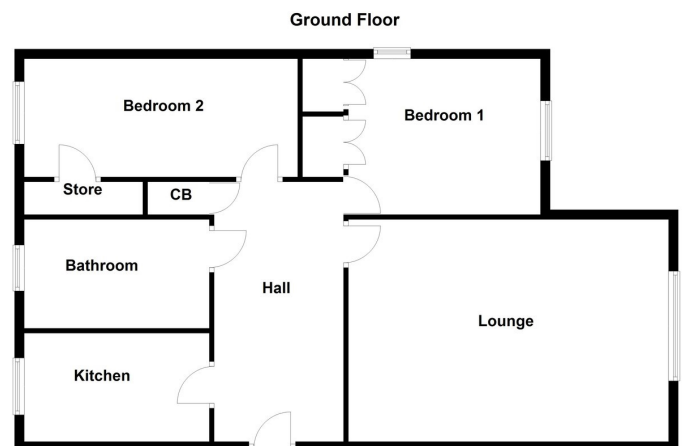
TENURE

We have been advised by the current owner that the property is leasehold with an annual service charge/ground rent of approximately £1268 and approximately 125 years left on the lease. Prospective buyers are advised to verify this information 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 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