



Coleshill Road

Fazeley, Tamworth, , B78 3RY

£675,000

Property Features

- Spacious four-bedroom detached family home
- Four well-proportioned bedrooms to the first floor
- Generous open plan kitchen / dining / family room with garden access
- Modern family bathroom
- Separate bay-fronted living room
- Private rear garden with lawn and patio areas
- Additional green room ideal as a garden room, study or playroom
- Driveway providing ample off-street parking and integral garage
- Convenient ground floor WC and utility room with garage access
- Well presented throughout with multiple stairs to access the first floor

Full Description

This spacious detached family home offers well-proportioned accommodation across two floors, with generous living areas, four bedrooms and a private rear garden, making it an ideal property for family living.

THE FORE

To the front, the property is set back from the road with a driveway providing ample off-street parking leading to the garage. The frontage presents a traditional style with a bay window to the living room and an inviting entrance.

GROUND FLOOR

On the ground floor, the entrance hall gives access to the main living areas. The bright and airy living room features a bay window, while the heart of the home is the open plan kitchen, dining and family room, which is a versatile space ideal for both everyday living and entertaining. From here, doors open onto the rear garden. A utility room offers further convenience, with access into the garage, and there is also a WC. To the rear, a green room provides additional flexible space, perfect as a garden room or home office.

LIVING ROOM

15' 6" x 12' 8" (4.72m x 3.86m)

OPEN PLAN KITCHEN/DINING ROOM/FAMILY ROOM

22' 6" x 30' 2" (6.86m x 9.19m)

In total

UTILITY ROOM

8' 9" x 12' 2" (2.67m x 3.71m)

FAMILY ROOM TWO

17' 4" x 12' 8" (5.28m x 3.86m)



WC

3' 1" x 6' (0.94m x 1.83m)

FIRST FLOOR

The first floor comprises four well-sized bedrooms. The principal bedroom is particularly spacious, while three further bedrooms provide plenty of accommodation for a growing family. A family bathroom is also located off the landing.

BEDROOM ONE

20' x 11' 6" (6.1m x 3.51m)

BEDROOM TWO

10' 7" x 14' 3" (3.23m x 4.34m)

BEDROOM THREE

12' 9" x 10' 9" (3.89m x 3.28m)

BEDROOM FOUR

8' x 18' (2.44m x 5.49m)

In total

BATHROOM

6' 6" x 7' 5" (1.98m x 2.26m)

THE REAR

To the rear, the property enjoys a private garden with both lawn and patio areas, providing a pleasant setting for outdoor dining, children's play or simply relaxing in the sun.

GARAGE

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 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