



Reindeer Road

Fazeley, Tamworth, , B78 3SP

£289,995

Property Features

- Well-presented three-bedroom family home
- Spacious living room opening into a bright conservatory
- Modern fitted kitchen with ample storage and appliances
- Three well-proportioned bedrooms including two doubles
- Contemporary family bathroom
- Driveway parking and integral garage
- Generous enclosed rear garden with patio and lawn
- Neutral decor throughout, ready to move into
- Sought-after residential location
- Ideal for families or first-time buyers

Full Description

This well-presented three-bedroom family home offers spacious and versatile living accommodation, with a bright conservatory, modern kitchen, and a generous rear garden. Ideally located within a sought-after residential area, the property also benefits from a driveway and garage, making it an excellent choice for families.

THE FORE

The property is approached via a driveway providing off-road parking and access to the garage, with a neat frontage leading to the main entrance.

GROUND FLOOR

Upon entering, you are welcomed into a hallway with stairs rising to the first floor. To the front sits a modern fitted kitchen with ample storage and integrated appliances. The spacious living room flows seamlessly into the bright conservatory, providing a fantastic open-plan feel with views over the rear garden. There is also internal access to the garage, adding practicality and storage options.

LIVING ROOM

12' 3" x 17' 0" (3.73m x 5.18m)

CONSERVATORY

15' 2" x 7' 6" (4.62m x 2.29m)

KITCHEN

8' 3" x 8' 3" (2.51m x 2.51m)

FIRST FLOOR

Upstairs, the landing gives access to three well-proportioned bedrooms. The main bedroom and second bedroom are generous doubles, while the third bedroom offers flexibility as a single room or study. A contemporary family bathroom



completes the first-floor accommodation.

BEDROOM ONE

11' 5" x 9' 8" (3.48m x 2.95m)

BEDROOM TWO

10' 4" x 11' 6" (3.15m x 3.51m)

BEDROOM THREE

8' 5" x 6' 5" (2.57m x 1.96m)

BATHROOM

5' 2" x 5' 7" (1.57m x 1.7m)

THE REAR

The property enjoys a well-maintained rear garden with both patio and lawned areas, ideal for outdoor entertaining and family use, all enclosed by fencing for added privacy.

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 01827 311412.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	64 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 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