



Broomfield Avenue

Fazeley, Tamworth, B78 3QL

£325,000

Property Features

- Attractive three-bedroom semi-detached home in a quiet, sought-after area of Fazeley
- Spacious living room with plenty of natural light and garden views
- Modern fitted kitchen leading into an open dining area and conservatory
- Conservatory offering a bright, versatile second reception space
- Downstairs cloakroom/WC and ample built-in storage throughout
- Three generous bedrooms, all beautifully presented
- Family bathroom fit with jacuzzi bath, plus separate upstairs WC for added convenience
- Extended garage/utility room providing excellent flexibility or workspace
- Private, well-maintained rear garden with patio and mature borders and a large shed
- Driveway parking and integral garage, close to local schools and commuter links

Full Description

Located in a desirable residential area of Fazeley, this beautifully maintained three-bedroom semi-detached home offers spacious family living, a versatile layout, and a delightful private garden. Perfect for those seeking comfort, practicality, and potential to personalise, this home combines generous proportions with a peaceful setting close to local schools and amenities

THE FORE

The property sits behind a neat driveway providing ample off-road parking and access to both the garage and attached utility/garage extension. A tidy front garden adds to the home's attractive curb appeal.

GROUND FLOOR

Step into a welcoming entrance hall with an adjacent storage room. The bright living room offers a generous space for relaxing, while the modern kitchen is fitted with contemporary units and seamlessly connects to both a dining room, and an under-stair storage room which goes through to a WC. A conservatory at the rear extends the living space, ideal for enjoying garden views all year around. The converted garage/utility area provides excellent flexibility for storage, a home gym, or workshop.

LIVING ROOM

20' 2" x 11' 8" (6.15m x 3.56m)

KITCHEN

11' 7" x 8' 1" (3.53m x 2.46m)

WC

3' 2" x 2' 8" (0.97m x 0.81m)

DINING ROOM



10' 9" x 10' 4" (3.28m x 3.15m)

CONSERVATORY

10' 9" x 9' 9" (3.28m x 2.97m)

GARAGE

16' 4" x 13' 2" (4.98m x 4.01m)

GARAGE 2

15' 5" x 7' 9" (4.7m x 2.36m)

FIRST FLOOR

Upstairs, you'll find three well-proportioned bedrooms, including a spacious principal bedroom with fitted wardrobes. The family bathroom is finished in a clean, neutral style, complete with a jacuzzi bath. There's also an additional separate WC for convenience.

BATHROOM

7' 7" x 5' 9" (2.31m x 1.75m)

WC

4' 6" x 2' 6" (1.37m x 0.76m)

BEDROOM ONE

13' 7" x 8' 8" (4.14m x 2.64m)

BEDROOM TWO

12' 1" x 10' 9" (3.68m x 3.28m)

BEDROOM THREE

8' 7" x 7' 8" (2.62m x 2.34m)

THE REAR

The rear garden is a standout feature, well landscaped with patio areas for outdoor dining and a lawn surrounded by mature borders, perfect for relaxing or entertaining. Complete with a 20 foot by 10 foot shed, this area is perfect for turning into a home office, workshop or gym.

SHED

20' x 10' (6.1m x 3.05m)

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