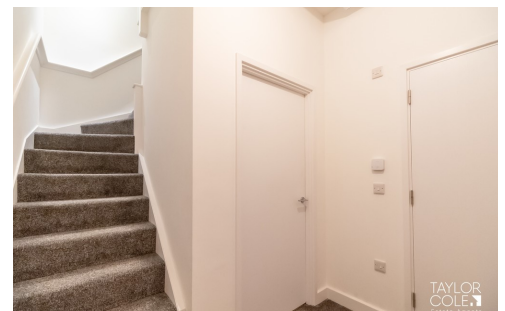




Tolson Court

Fazeley, Tamworth, B78 3UY

£265,000

Property Features

- Distinctive three storey home with character features and modern design
- Contemporary kitchen with integrated appliances and space for dining
- Three bedrooms arranged across two upper floors
- Stylish shower rooms on the first and second floors
- Exposed brickwork and beams adding charm and individuality
- Spacious top floor bedroom with skylights and en suite style shower room
- Ground floor WC and convenient storage cupboard
- Light and airy living room with modern finish
- Allocated parking in a private courtyard setting
- Canalside with easy access

Full Description

This unique three storey home offers a blend of character and modern design, featuring exposed brickwork, beams, and contemporary finishes throughout. The property provides well balanced living space with three bedrooms, two shower rooms, and a stylish kitchen, as well as being Canalside with easy access, making it ideal for professionals or small families seeking something distinctive or relaxing.

THE FORE

At the front, the property sits within an attractive courtyard setting with allocated parking and an appealing brick exterior that reflects its characterful design.

GROUND FLOOR

The ground floor comprises a welcoming entrance hall with a WC and storage cupboard, a cosy living room, and a modern fitted kitchen positioned to the rear. The kitchen has sleek cabinetry, integrated appliances, and ample space for dining, with windows allowing plenty of natural light.

LIVING ROOM

13' 6" x 10' 6" (4.11m x 3.2m)

KITCHEN

12' 4" x 7' 2" (3.76m x 2.18m)

WC

5' 4" x 2' 6" (1.63m x 0.76m)

FIRST FLOOR

On the first floor there are two good sized bedrooms and a contemporary shower room finished to a high standard. Exposed brick detailing adds warmth and charm to the rooms, maintaining the property's unique character.



BEDROOM ONE

11' 3" x 10' 4" (3.43m x 3.15m)

BEDROOM TWO

10' 7" x 10' 5" (3.23m x 3.18m)

BATHROOM

7' 1" x 6' 1" (2.16m x 1.85m)

SECOND FLOOR

The second floor features a spacious third bedroom with beams and skylight windows, alongside an additional shower room, creating a private and versatile top floor suite.

BEDROOM THREE

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

SHOWER ROOM

10' 8" x 6' 4" (3.25m x 1.93m)

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.

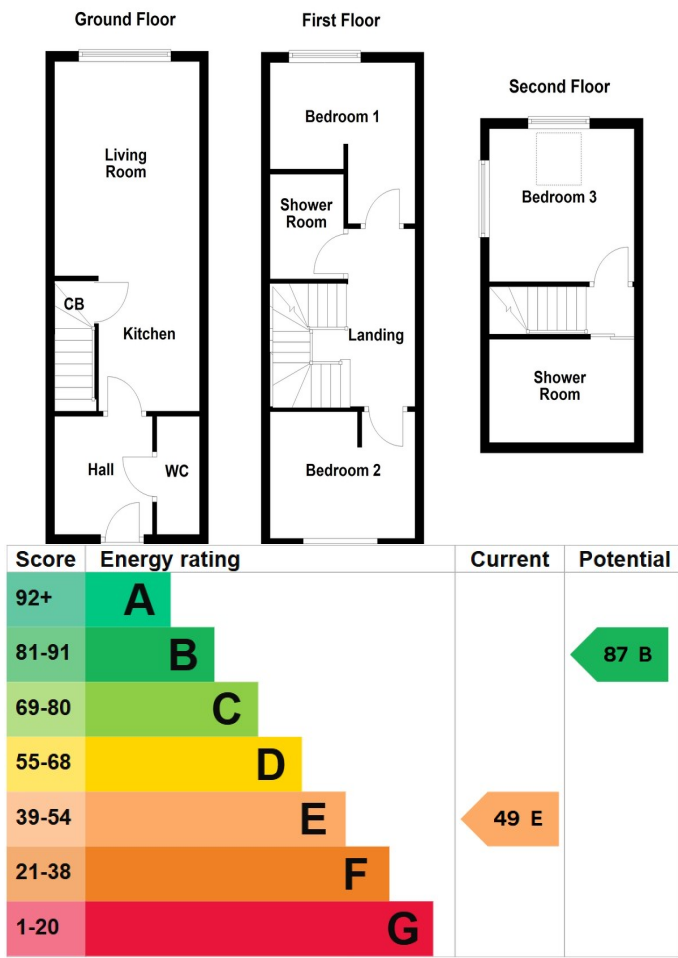
TENURE

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