



## The Laurels

Fazeley, Tamworth, Staffordshire, B78 3EH

£160,000

# Property Features

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- Apartment in Privately Gated Development
- Secure Communal Entrance
- Entrance Hallway
- Lounge
- Kitchen
- Two Bedrooms
- Bathroom
- Allocated Parking
- Visitor Parking Spaces
- Electric Heating

## Full Description

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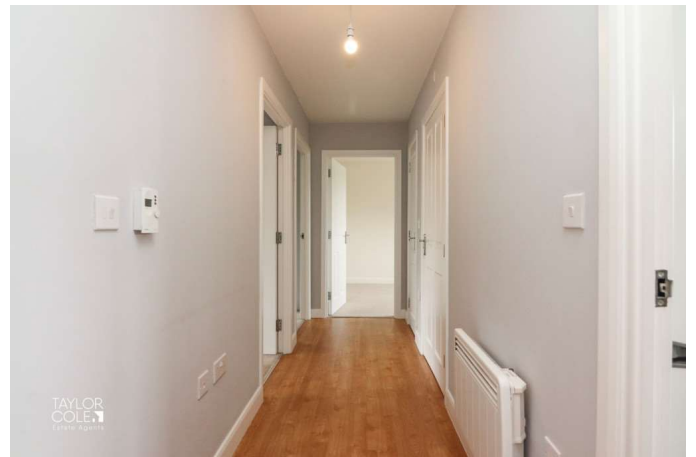
This stunning two-bedroom apartment is nestled within a bespoke and highly desirable privately gated development, offering an unparalleled living experience with serene canal towpath walks and a unique focus on quality outdoor spaces. The development is thoughtfully designed with seating areas and parks seamlessly integrated throughout, providing a tranquil retreat from the hustle and bustle of daily life.

### INTERNAL

Upon arrival, you are greeted by a secure communal entrance door, equipped with an integral intercom system, ensuring both privacy and security. As you step inside the apartment, a bright and welcoming entrance hallway greets you, featuring premium 'Karndean' wooden flooring that leads to all the main living areas.

The heart of this home is the superb family lounge, generously proportioned to accommodate a variety of freestanding lounge furnishings. The space is enhanced by an electric heating unit, creating a warm and cosy atmosphere, perfect for relaxation. Directly opposite the lounge, you'll find a well-appointed kitchen, complete with a sleek range of units and top-of-the-line 'Zanussi' appliances, making it a dream space for culinary enthusiasts.

Towards the rear of the property, two excellent bedrooms provide versatile accommodation options. The second bedroom is particularly noteworthy, offering picturesque views over the adjacent fields, creating a peaceful and serene environment. Completing the internal layout, the stylish bathroom features a matching three-piece suite, including a panelled bathtub with shower screen and fitment overhead, a pedestal hand wash basin, and a close-coupled WC, all designed with contemporary elegance.



## ENTRANCE HALL

## LOUNGE

11' 9" x 15' 1" (3.60m x 4.61m)

## KITCHEN

6' 2" x 9' 10" (1.88m x 3.00m)

## BEDROOM ONE

12' 7" x 11' 1" (3.84m x 3.38m)

## BEDROOM TWO

10' 6" x 9' 8" (3.21m x 2.95m)

## BATHROOM

6' 3" x 6' 1" (1.91m x 1.87m)

## EXTERNAL

Externally, the apartment benefits from allocated parking bays, ensuring secure parking facilities, along with additional visitor parking bays located at the front aspect. This apartment truly embodies a perfect blend of luxury, comfort, and convenience, making it an ideal home for those seeking a sophisticated lifestyle in a tranquil setting.

## 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 £1450 and approximately 143 years left on the lease. Prospective buyers are advised to verify this information with their solicitor/legal representative.

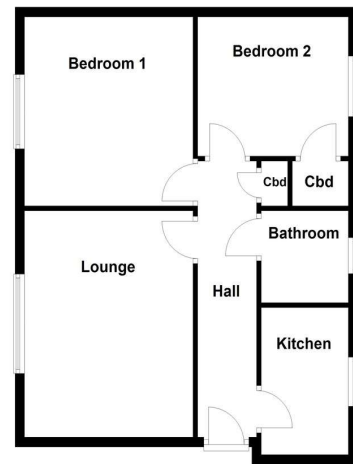
## VIEWING

By prior appointment with Taylor Cole Estate Agents on the contact number provided.





**Ground Floor**



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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