



Lichfield Street, Fazeley Tamworth

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## Property Description

This superb bungalow sits in a prime location with excellent access to the A5 and a stones throw from Robert Peel hospital. The property offers a ample off road parking with a driveway that also leads to the rear garden to a large detached garage.

Inside, the entrance hall offers a larder cupboard and doors that radiate off to a good sized lounge, two double bedrooms, a modern shower room and a fantastic extended kitchen where you may wish to spend most of your time. This space, which offers under floor heating and a range of fitted appliances, has doors that open out to the landscaped rear garden which is a joy to be in. There are pathways, patios and lawns with mature planted beds and space to grow your own vegetables. There is a pergola to the side of the kitchen which will remain, along with two sheds and a greenhouse.

Take a look around with our virtual tour or call today for more information and to see inside!

## Entrance Hallway

Central heating radiator, loft access and storage cupboard.

## Lounge

15' 10" x 13' 11" ( 4.83m x 4.24m )

Double glazed windows to front and rear elevations, two central heating radiators and feature fireplace.

## Kitchen

11' 9" max x 21' 11" ( 3.58m max x 6.68m )

Double glazed windows to rear and side elevations, a range of wall and base units with work surface over incorporating a sink with drainer unit, five burner gas hob, microwave, Tower oven, wine cooler, dishwasher, washing machine, fridge freezer, under floor heating and skylights.

## Bedroom One

11' 11" x 11' 10" ( 3.63m x 3.61m )

Double glazed window to rear elevation and central heating radiator.

## Bedroom Two

11' 10" x 9' 10" ( 3.61m x 3.00m )

Double glazed window to front elevation, decorative round stained glass window and central heating radiator.

## Bathroom

Double glazed window to rear elevation, shower cubicle, W.C, wash hand basin, central heating boiler, air con, extractor fan and heated towel rail.

## Front Garden

Large gravelled driveway and garden with tarmac driveway to rear via gated side entry.

## Rear Garden

Laid to lawn, pathways with planted flower beds, patio area, water feature, two storage sheds, pergola, raised decking area suitable for hot tub and greenhouse.

## Garage

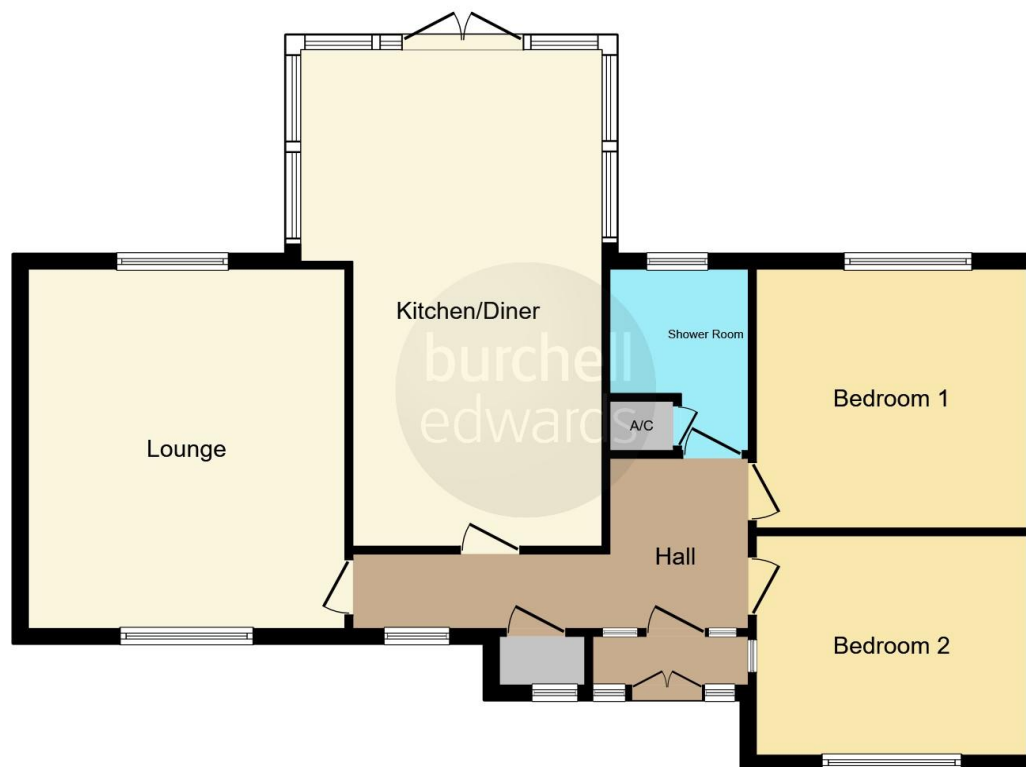
20' 7" x 23' 2" ( 6.27m x 7.06m )

Single glazed window to side elevation, four panel sliding door, door to garden, power and lighting.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Burchell Edwards on

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EPC Rating: E

Tenure: Freehold

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