



Fazeley Road
, Tamworth, , B78 3JN

Offers In Region Of £270,000

Property Features

- Well presented two bedroom end terraced home
- Spacious living room positioned to the front of the property
- Separate dining room creating flexible living space
- Modern kitchen diner located to the rear
- Stylish family bathroom
- Attractive and well maintained rear garden
- Outdoor seating and entertaining areas
- Useful garden storage sheds and a greenhouse
- Driveway providing off road parking

Full Description

This well presented two bedroom end terraced home offers spacious and well balanced accommodation arranged across two floors. The property benefits from a comfortable living room to the front, a separate dining room providing additional reception space, and a modern kitchen diner positioned to the rear overlooking the garden.

Upstairs the property offers two generous double bedrooms and a stylish family bathroom. Externally the home enjoys a well maintained rear garden with multiple seating areas, two sheds and a greenhouse, along with driveway parking to the front, creating a practical and attractive home suitable for a range of buyers.

THE FORE

The property is approached via a driveway providing convenient off road parking. The frontage is neat and welcoming, creating an attractive first impression. The main entrance leads into a hallway which provides access to the living room and staircase rising to the first floor. The living room is positioned to the front of the property and benefits from a large window allowing plenty of natural light to fill the space, while a feature fireplace creates a pleasant focal point.

GROUND FLOOR

The ground floor provides a practical and sociable layout. The living room offers a comfortable space for relaxing and flows through to the dining room, creating a versatile arrangement that works well for both everyday living and entertaining.

The dining room leads through to the kitchen diner which is located to the rear of the property. This spacious room is fitted with a range of modern wall and base units, providing ample storage and worktop space along with room for appliances and dining furniture. The room enjoys views over



the rear garden and offers direct access outside, making it an ideal space for family meals and gatherings.

LIVING ROOM

15' 3" x 10' 4" (4.65m x 3.15m)

DINING ROOM

13' 9" x 9' (4.19m x 2.74m)

KITCHEN/DINER

13' 3" x 11' 3" (4.04m x 3.43m)

FIRST FLOOR

The first floor landing provides access to two generous double bedrooms and the family bathroom.

The principal bedroom is a spacious and bright room, offering ample space for bedroom furniture. Bedroom two is also a well proportioned double room and could alternatively serve as a guest room, nursery, or home office. The family bathroom is stylishly fitted with a bath, wash basin and WC, complemented by modern tiling and fittings and a large sperate shower.

BEDROOM ONE

16' 6" x 8' 5" (5.03m x 2.57m)

BEDROOM TWO

14' 1" x 9' 2" (4.29m x 2.79m)

BATHROOM

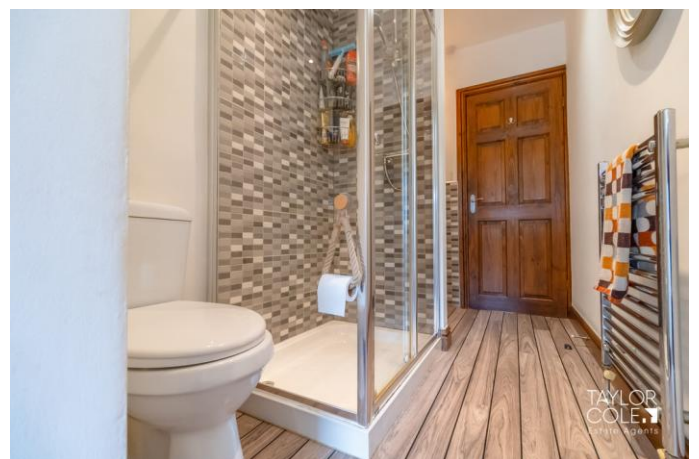
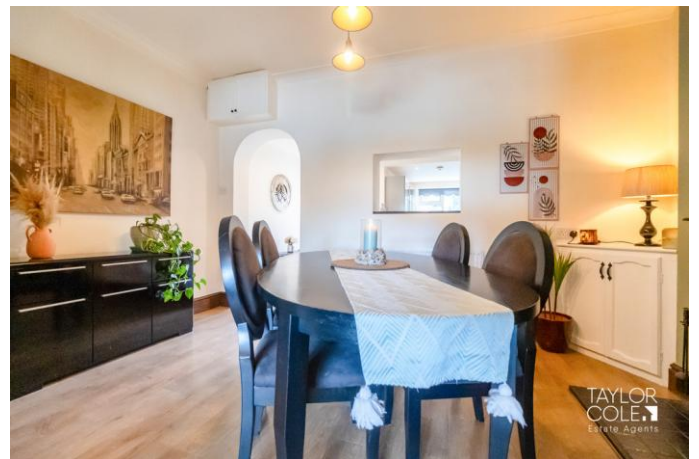
16' 7" x 5' (5.05m x 1.52m)

THE REAR

The rear garden is well maintained and thoughtfully arranged to provide a variety of outdoor spaces. Immediately outside the property is a patio area which provides an ideal spot for outdoor seating and dining. Beyond the patio the garden features a combination of lawn and planted borders, creating an attractive and relaxing environment. There are also two useful garden sheds providing additional storage, as well as a greenhouse, while the overall space offers plenty of room for entertaining, gardening, or simply enjoying the outdoors.

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.



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 83 B |
| 69-80 | C | 69 C | |
| 55-68 | 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