

9 New Street

Fazeley | B78 3RD | Offers In Excess Of £190,000

ROYSTON & LUND

- No Upward Chain
- Two Bedroom Semi-Detched
- Kitchen with Pantry & Utility
- Convenient Ground Floor WC
- Private Rear Lawned Garden
- Ideal First Time Buy
- Close to Numerous Amenities
- Council Tax: A
- EPC: D
- Freehold

















Situated in a convenient and well-connected location in Tamworth, this well-presented two-bedroom semi-detached home offers an excellent opportunity for first-time buyers, downsizers or investors alike. Beautifully refreshed throughout, the property combines character features with modern finishes, creating a home that is ready to move straight into. With a generous rear garden, practical living space and easy access to local amenities, schools and transport links, this property is perfectly suited to modern living.

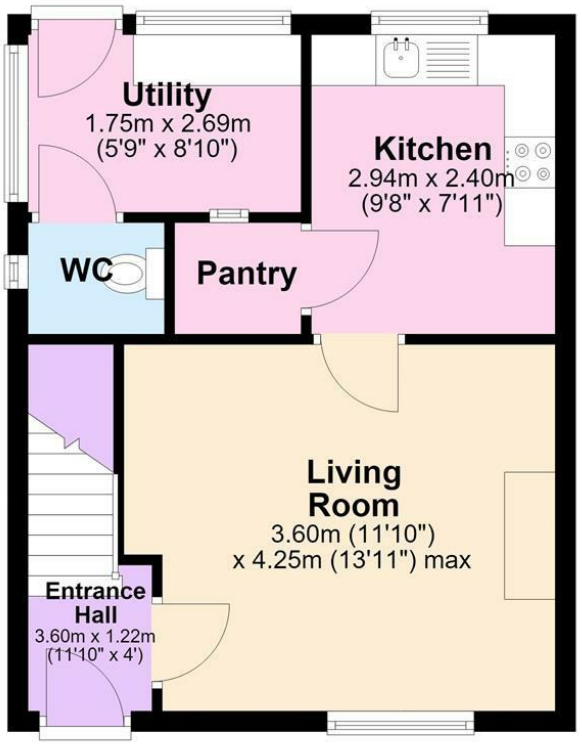
The ground floor comprises a welcoming entrance hall leading into a spacious living room, offering plenty of room for both seating and dining furniture. To the rear, the contemporary fitted kitchen is finished with sleek white cabinetry, wood-effect worktops and stylish metro-tiled splashbacks, while the adjoining utility room provides valuable additional storage and workspace. A separate pantry and convenient ground floor WC further enhance the practicality of the home, with the utility room also providing direct access to the rear garden.

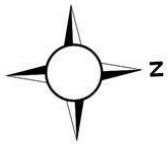
Upstairs, the property offers two well-proportioned bedrooms and a beautifully appointed family bathroom. The principal bedroom is particularly spacious and benefits from an attractive feature fireplace, adding charm and character, while the second bedroom is ideal as a guest room, nursery or home office. The bathroom has been finished to a high standard with contemporary wall tiling, a white three-piece suite and a shower over the bath, creating a bright and stylish space.

Externally, the property enjoys an enclosed rear garden that is predominantly laid to lawn, providing ample space for children to play, gardening enthusiasts or outdoor entertaining. A paved pathway leads through the garden, while fenced boundaries offer a good degree of privacy. With its blend of character, modern upgrades and excellent location, this is a fantastic home that is ready for its next owners to enjoy.

Ground Floor

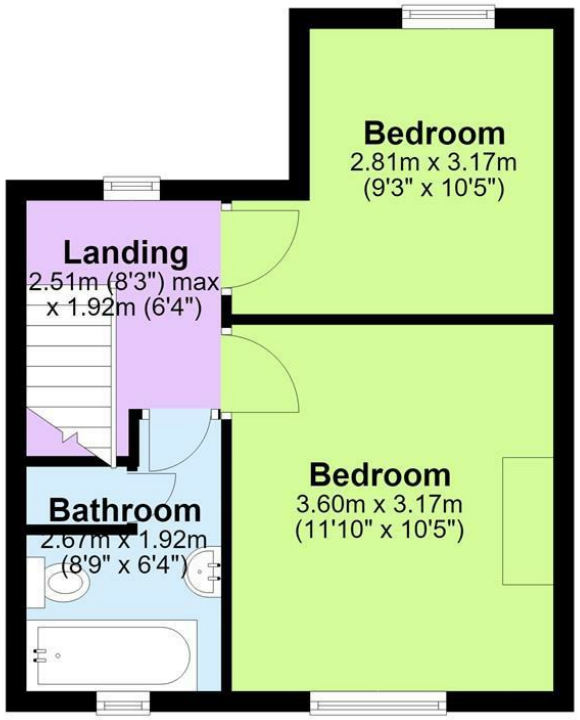
Approx. 34.5 sq. metres (371.1 sq. feet)





First Floor

Approx. 29.1 sq. metres (312.9 sq. feet)



Total area: approx. 63.6 sq. metres (684.1 sq. feet)

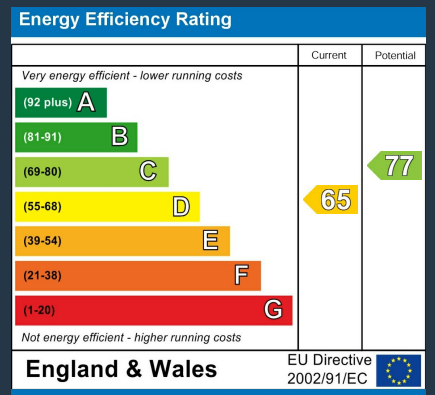
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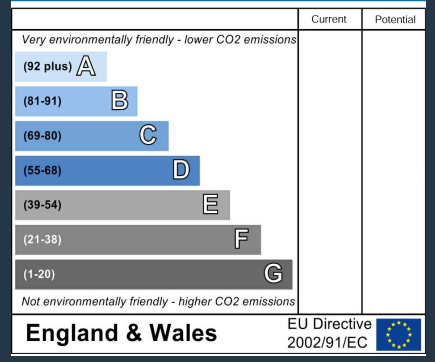
The Property Ombudsman

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THE GUILD PROPERTY PROFESSIONALS

EPC





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