



New Street

Fazeley, Tamworth, B78 3RD

£170,000

Property Features

- Three storey, two bedroom mid-terraced house
- Sizeable living room
- Modern fitted kitchen
- Large conservatory
- Modern family bathroom with large storage cupboard
- Second bedroom to first floor, suitable for guest bedroom or home office
- Principal bedroom to second floor
- Large private rear garden with a mix of patio and lawn
- Close to local amenities
- Located in Fazeley

Full Description

This beautifully presented three storey, two bedroom family home offers an exceptional blend of space, style, and versatility, making it an ideal purchase for growing families. Thoughtfully designed with modern living in mind, the property features an impressive ground floor layout, creating a bright and sociable environment that is perfectly suited to both everyday living and entertaining.

Arranged across three floors, the home provides well balanced accommodation, including a stunning top floor principal suite, along with a further bedroom and a family bathroom. With a private rear garden, this property delivers contemporary comfort within a desirable residential setting.

THE FORE

The property enjoys an attractive frontage with streetside parking. The entrance is welcoming and well presented, setting the tone for the stylish accommodation found throughout the home.

GROUND FLOOR

Upon entrance, you are immediately greeted by the living room; a sizeable space in which families can relax or entertain, through the living room is the kitchen, with modern fittings and views out onto the rear garden. A generous conservatory with direct access to the rear garden completes the ground floor accommodation.

LIVING ROOM

10' 8" x 12' 9" (3.25m x 3.89m)

KITCHEN

11' 7" x 6' 6" (3.53m x 1.98m)

CONSERVATORY

7' 8" x 12' 5" (2.34m x 3.78m)



FIRST FLOOR

To the first floor you will find bedroom two; a very generous space perfect for either a guest room, home office or children's room. The family bathroom completes the accommodation of the first floor. The bathroom has a considerable storage cupboard, sizeable enough for white goods such as a washing machine or a dryer.

BEDROOM TWO

12' 2" x 12' 9" (3.71m x 3.89m)

BATHROOM

8' 4" x 6' 8" (2.54m x 2.03m)

SECOND FLOOR

The second floor is made up entirely of the principal bedroom; a private retreat away from the rest of the home, perfect for rest and relaxation.

BEDROOM ONE

12' 9" x 12' 3" (3.89m x 3.73m)

THE REAR

The rear garden is enclosed and thoughtfully arranged, offering a combination of lawn and patio areas that cater to both relaxation and outdoor entertaining. The space is well proportioned, making it suitable for families, gardening enthusiasts, or those who simply enjoy spending time outdoors.

Fenced boundaries provide privacy and security, while the garden offers a pleasant outlook and a manageable yet enjoyable outdoor space.

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.

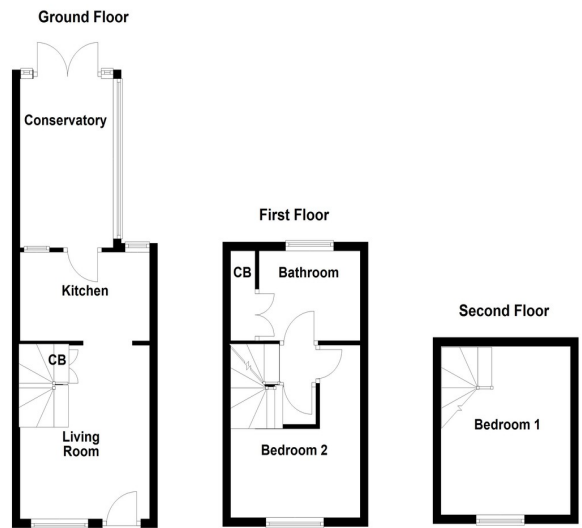
TENURE

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		88 B
69-80	C		
55-68	D	61 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