



Mill Lane

Fazeley, Tamworth, B78 3QD

(Offers Over) £130,000

Property Features

- Two bedroom maisonette
- Spacious and bright living room with large windows
- Well maintained interior with neutral decor throughout
- Separate fitted kitchen with ample storage and workspace
- Family bathroom with bath and overhead shower
- Access to a well kept rear garden mainly laid to lawn
- Situated in a quiet and established residential area
- Ideal for first time buyers, downsizers, or investors
- Bright entrance hall leading up to the main accommodation on the first floor
- Service charges at only 35 pounds a month which includes building insurance

Full Description

This well presented two bedroom maisonette offers spacious and light filled accommodation, ideal for first time buyers, downsizers, or investors alike. Arranged over a practical layout, the property benefits from well proportioned rooms, neutral decor, and a pleasant outlook, creating a comfortable and inviting home ready for immediate occupation.

With a generous living space, separate kitchen, and access to private garden areas, the property strikes a great balance between indoor comfort and outdoor enjoyment. Its layout ensures both privacy and functionality, making it well suited to modern living.

Service charges at only 35 pounds a month which includes building insurance.

THE FORE

The property is set within a peaceful residential development, featuring a well maintained exterior. The approach is neat and welcoming with a communal green space to the front adding to the overall sense of openness. Access is convenient, with clearly defined pathways leading to the entrance. The setting provides a pleasant first impression, with a quiet and established neighbourhood feel.

INTERNAL

Upon entering, you are welcomed into a bright hallway that sets the tone for the rest of the home, offering a clean and neutral finish. Up the stairs to the first floor is where the main accommodation resides, The principal living room is generously sized, benefiting from large windows that allow natural light to flood the space, creating a warm and airy environment ideal for both relaxing and entertaining.

The kitchen is well laid out and fitted with a range of units



and worktop space, providing practicality for everyday use. There is ample room for appliances, and the layout ensures efficient use of space while maintaining a comfortable and functional cooking area.

The two well proportioned bedrooms both offer comfortable accommodation with space for freestanding furniture. The main bedroom is particularly spacious, while the second bedroom is ideal as a guest room, nursery, or home office. A family bathroom is fitted with a bath and essential fixtures, and finished in a simple, neutral style. The overall layout ensures a practical separation between living and sleeping areas.

LIVING ROOM

14' x 13' 7" (4.27m x 4.14m)

KITCHEN

8' 9" x 9' 3" (2.67m x 2.82m)

BEDROOM ONE

10' x 12' 8" (3.05m x 3.86m)

BEDROOM TWO

7' 1" x 8' 9" (2.16m x 2.67m)

BATHROOM

6' 3" x 8' 9" (1.91m x 2.67m)

EXTERNAL

To the rear, the property enjoys access to a well maintained garden, and enclosed by fencing. This outdoor area provides a peaceful setting for relaxing, gardening, or entertaining during warmer months.

The garden offers a good degree of privacy and space, making it a valuable addition to the home. Whether used for leisure or practical purposes, it enhances the overall appeal of the property and provides a welcome extension of the living 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

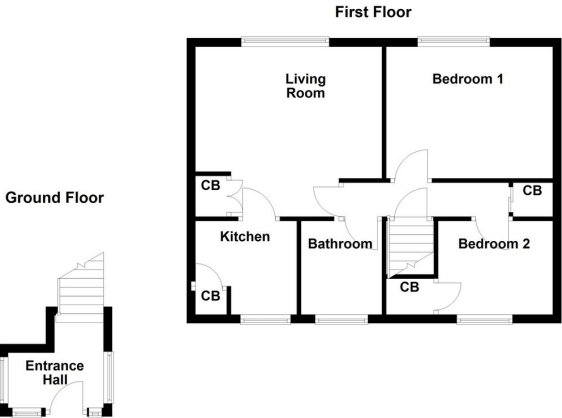
We have been advised that this property is leasehold



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		
69-80	C	74 C	78 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