



Evans Croft

Fazeley, Tamworth, B78 3QY

£240,000

Property Features

- Spacious Two bedroom townhouse
- Bright and airy living room with balcony and canal views
- Fitted kitchen with integrated appliances
- Master bedroom with en suite
- Downstairs WC
- Family bathroom
- Integral Garage And Driveway
- Quiet Residential Location
- Attractive Canal Side Setting
- No Onward Chain

Full Description

Taylor Cole Estate Agents are thrilled to offer 'for sale' this beautifully presented two bedroom townhouse with no onward chain, which offers spacious and versatile accommodation arranged over three floors. Situated in a sought after residential area, the property boasts a bright and airy interior, a private rear garden, and scenic canal side views to the rear.

THE FORE

The property is set within a charming brick built terrace with a private driveway and integral garage, offering both off-street parking and practical storage. Picturesque views of the adjacent canal add to the overall kerb appeal.

GROUND FLOOR

Upon entering the hallway, you are welcomed by a clean and well lit entrance space leading to a convenient WC and a generously sized study with ample natural light and access to the rear garden.

STUDY

7' 4" x 7' 5" (2.24m x 2.26m)

WC

4' 1" x 2' 7" (1.24m x 0.79m)

FIRST FLOOR

Stairs lead to the first floor landing, which opens into a bright and spacious living room and dining area featuring dual aspect windows and a balcony overlooking the canal. The adjoining kitchen is well appointed fitted with a range of matching wall units, base units and drawers making it a practical cooking area.

OPEN PLAN LIVING ROOM/DINING AREA



LIVING ROOM

8' 9" x 12' 6" (2.67m x 3.81m)

DINING AREA

7' 0" x 11' 1" (2.13m x 3.38m)

KITCHEN

9' 4" x 7' 7" (2.84m x 2.31m)

SECOND FLOOR

The upper floor comprises two double bedrooms. The master bedroom benefits from a built in wardrobe and an en suite shower room, while the second bedroom also includes fitted wardrobes and enjoys a light filled aspect. A separate family bathroom with a full suite is positioned off the landing, along with an airing cupboard for additional storage.

BEDROOM ONE

11' x 7' 7" (3.35m x 2.31m)

BEDROOM ONE EN-SUITE

4' 7" x 4' 5" (1.4m x 1.35m)

BEDROOM TWO

10' 2" x 8' 9" (3.1m x 2.67m)

BATHROOM

4' 9" x 7' 8" (1.45m x 2.34m)

THE REAR

The rear garden is a tranquil, low maintenance space with a combination of paved and planted areas, perfect for outdoor dining and entertaining. With direct access from the ground floor bedroom, the garden is both private and secure, offering a peaceful retreat from the bustle of daily life.

GARAGE

19' 1" x 9' 3" (5.82m x 2.82m)

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		
69-80	C		73 C
55-68	D	66 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