

35 Reindeer Road

Fazeley | B78 3SN | Offers In The Region Of £285,000

ROYSTON & LUND

- Four Bedroom Family Home
- Principle Bedroom with Storage
- South Facing Garden
- Council Tax: C
- Freehold
- Fitted Kitchen & Separate Utility
- Living Room with Feature Fireplace
- Close to Numerous Amenities
- EPC: B

















A spacious four bedroom family home situated in Fazeley, Tamworth, offering versatile accommodation with multiple reception areas, a ground floor bedroom and a private rear garden. With driveway parking to the front, this property would make an ideal home for a growing family.

The entrance hall provides access to the ground floor accommodation, with stairs rising to the first floor. The open plan living/dining room offers plenty of space for both comfortable seating and a family dining table, with a feature fireplace and timber surround creating an attractive focal point. A large front window brings in natural light, while access to a further rear reception room adds flexibility for use as a snug, playroom or additional entertaining space.

The kitchen is fitted with a range of wall and base units, ample storage space and a door providing external access. A separate utility room offers further worktop space, storage and room for laundry appliances.

Completing the ground floor is the fourth bedroom, which could alternatively serve as a home office or guest room to suit individual needs.

To the first floor are three well proportioned bedrooms, each offering space for bedroom furniture. These are served by a tiled bathroom comprising a bath with an overhead shower and wash basin, alongside a separate WC.

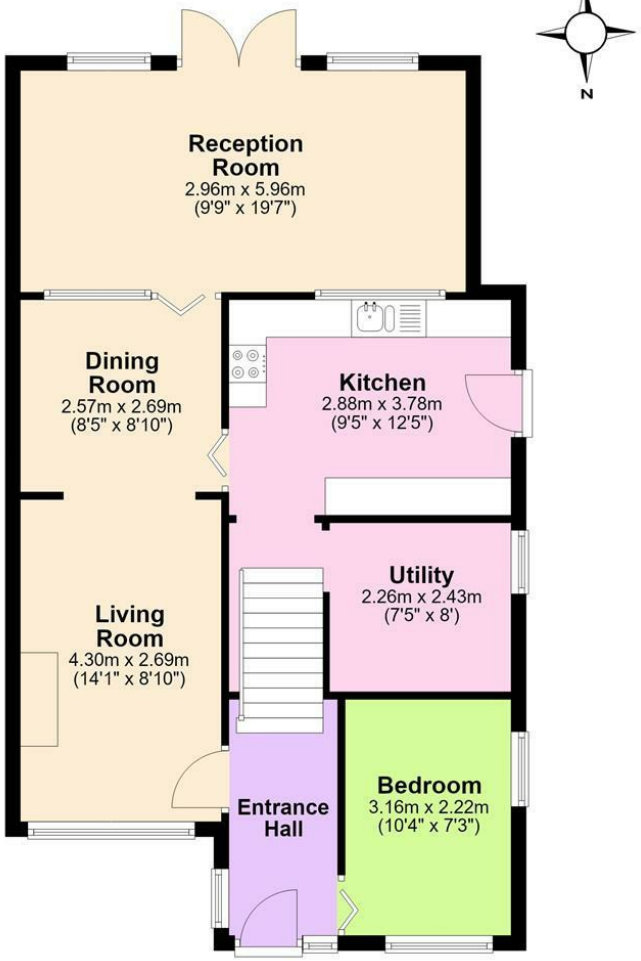
Externally, the driveway provides off-road parking to the front, with gated side access leading towards the rear. The private rear garden features a paved patio, artificial lawned areas and established borders with mature shrubs and trees, creating a pleasant setting for outdoor dining, relaxation and family enjoyment.

For more information: https://reports.sprift.com/property-report/?access_report_id=5785348

Freehold

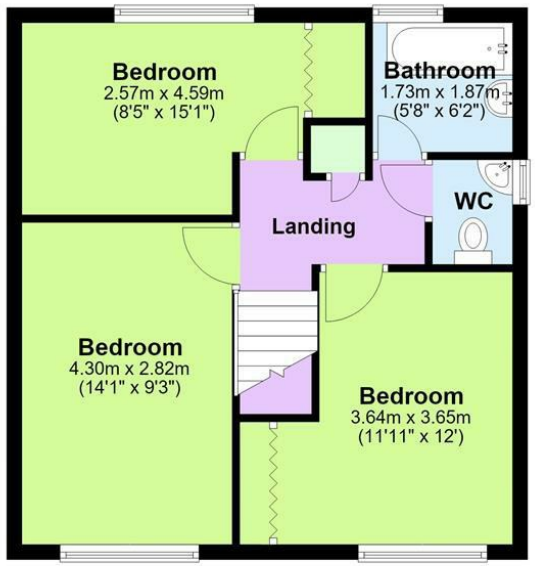
Ground Floor

Approx. 69.8 sq. metres (751.0 sq. feet)



First Floor

Approx. 45.8 sq. metres (492.8 sq. feet)



Total area: approx. 115.5 sq. metres (1243.7 sq. feet)

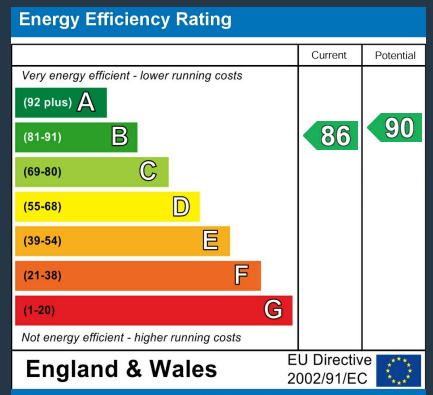
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

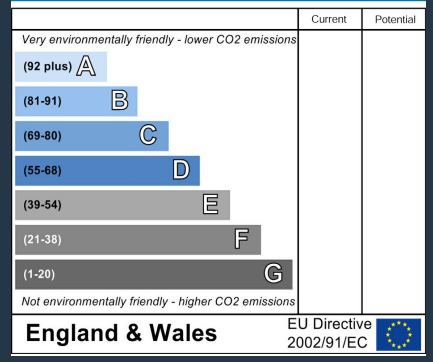
The Property Ombudsman

naea | propertymark PROTECTED

THE GUILD PROPERTY PROFESSIONALS

EPC





ROYSTON & LUND