



The Laurels, Fazeley
Tamworth, B78 3EH

£170,000

Fazeley

£170,000



Enjoying elevated views from its second floor position, this beautifully presented apartment offers bright, modern living within a secure gated development in the heart of Fazeley. Ready to move straight into, it's an excellent opportunity for first-time buyers, professionals, downsizers or investors looking for a low-maintenance home in a well-connected location.

The apartment is filled with natural light, creating a welcoming feel throughout. The spacious living area provides plenty of room to relax and entertain, while the modern kitchen is well-appointed with ample storage and workspace. Two well-proportioned bedrooms offer flexible accommodation, whether used as sleeping space, a home office or guest room, and are served by a contemporary bathroom finished in a neutral style.

Outside, the property benefits from its own allocated parking space together with additional visitor parking, making everyday convenience a real advantage. The secure gated entrance adds to the appeal, providing residents with an added sense of privacy and security.

Fazeley is well placed for a range of local amenities, with Tamworth town centre and Ventura Retail Park both within easy reach for shopping, restaurants and leisure facilities. The Coventry Canal is just a short walk away, while Drayton Manor Resort is also nearby, making this an excellent location for both everyday convenience and weekend enjoyment. Excellent transport links via the A5, M42 and Tamworth railway station provide straightforward commuting, while local schooling is also close by.

Identity Verification Fee - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. The initial checks are carried out on our behalf by Lifetime Legal. A non-refundable administration fee of £40 + VAT (£48 including VAT) applies which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us issuing a memorandum of sale, directly to Lifetime Legal, and is non-refundable.





Property Specification

Modern second floor apartment, beautifully presented and ready to move straight into

Elevated position with attractive open views across the surrounding area

Naturally bright accommodation with a light and airy feel throughout
Two well-proportioned bedrooms

Secure gated development offering added peace of mind

Hall: 4.81m (15'9") x 1.19m (3'11")

Kitchen: 3.01m (9'10") x 1.94m (6'4")

Living Room: 4.62m (15'2") x 3.63m (11'11")

Bathroom: 1.94m (6'4") x 1.86m (6'1")

Bedroom 1: 3.86m (12'8") x 3.40m (11'2")

Bedroom 2: 3.24m (10'7") x 3.05m (10') max

Agent's Note:

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract.

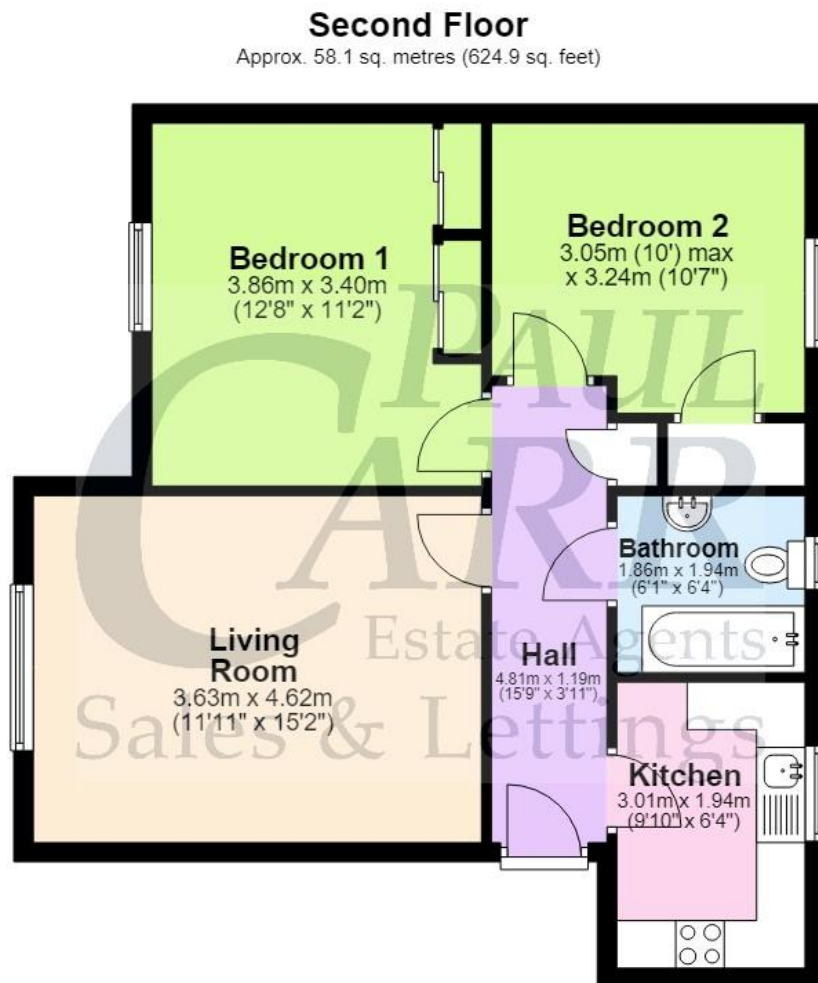
Identity Verification Fee - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. The initial checks are carried out on our behalf by Lifetime Legal. A non-refundable administration fee of £40 + VAT (£48 including VAT) applies which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us issuing a memorandum of sale, directly to Lifetime Legal, and is non-refundable.

Viewer's Note:

Council tax band: C
Tenure: Leasehold 140 years remaining, lease from
Ground Rent: £447
Service Charge: £1200

Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only



This floorplan is not drawn to scale and is for illustration purposes only
Plan produced using PlanUp.

Energy Efficiency Rating

**New
Instruction
Awaiting
E.P.C.**

Map Location

