



Durham Close  
, Tamworth, , B78 3XX

£435,000

# Property Features

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- Spacious Four Bedroom Detached family Home
- Sought After Residential Area In Fazeley
- Generous Driveway And Integral Garage providing ample off road parking
- Downstairs Wc And Multiple Built In Storage Cupboards Throughout
- Master Bedroom With Ensuite
- Three Further Well Proportioned Bedrooms
- Spacious Garden
- Freehold

## Full Description

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This well maintained and larger style four bedroom detached family home is nestled in a quiet cul de sac in the popular area of Fazeley, Tamworth. Offering flexible living space and a generous layout, this property is ideal for families seeking comfort, convenience, and a desirable location.

### THE FORE

To the front, the home benefits from a large driveway providing ample off road parking, an integral garage, and a neat lawned garden framed by mature shrubs. The attractive brick facade and gabled roofline enhance its curb appeal.

### GROUND FLOOR

The ground floor comprises a welcoming entrance hall leading to a spacious living room, a separate dining room with garden views, and a fitted kitchen with built in oven, hob and extractor providing access to a practical utility room and guest WC. There is also a versatile family room or study add further functionality, all laid out to maximise natural light and flow.

### LIVING ROOM

10' 6" x 16' 4" (3.2m x 4.98m)

### DINING ROOM

9' 1" x 9' 9" (2.77m x 2.97m)

### KITCHEN

9' 9" x 11' 2" (2.97m x 3.4m)

### UTILITY ROOM

5' 1" x 5' 9" (1.55m x 1.75m)

### WC

5' 1" x 3' 8" (1.55m x 1.12m)



## FAMILY ROOM/STUDY

7' 8" x 16' 3" (2.34m x 4.95m)

## FIRST FLOOR

Upstairs, the first floor offers four well sized double bedrooms, including a master with en-suite shower room and fitted storage. The remaining bedrooms are served by a modern family bathroom and benefit from built-in cupboards, making the space both stylish and practical.

## BEDROOM ONE

11' 1" x 15' 4" (3.38m x 4.67m)

## BEDROOM ONE EN-SUITE

6' 0" x 6' 9" (1.83m x 2.06m)

## BEDROOM TWO

8' 3" x 14' 1" (2.51m x 4.29m)

## BEDROOM THREE

11' 2" x 8' 0" (3.4m x 2.44m)

## BEDROOM FOUR

7' 6" x 11' 5" (2.29m x 3.48m)

## BATHROOM

5' 7" x 6' 9" (1.7m x 2.06m)

## THE REAR

The rear garden is private and well proportioned, featuring a paved patio, level lawn, and established borders. This outdoor space provides an ideal setting for relaxation, play, or entertaining guests in a peaceful setting.

## ANTI MONEY LAUNDERING

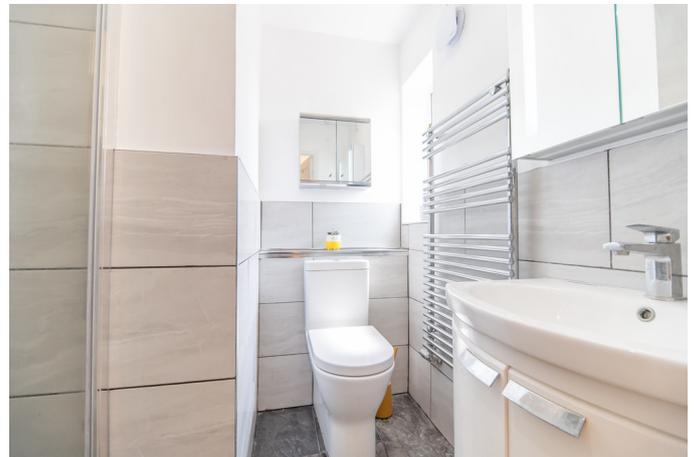
In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the Taylor Cole Estate Agents once an offer has been submitted and accepted (subject to contract) prior to Solicitors being instructed.

## TENURE

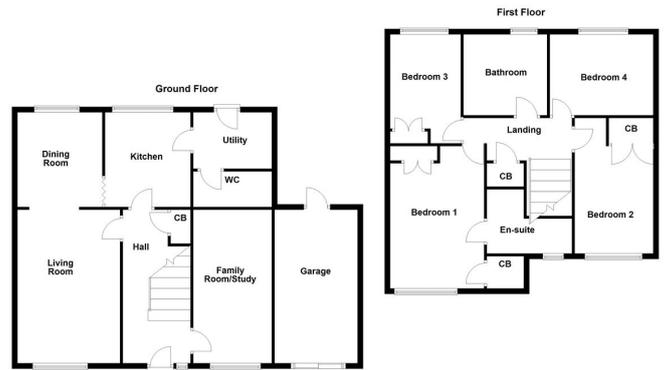
We have been advised that this property is freehold, however, prospective buyers are advised to verify the position with their solicitor / legal representative.

## 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	72 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

8 Victoria Road  
 Tamworth  
 Staffordshire  
 B79 7HL

www.taylorcole.co.uk  
 sales@taylorcole.co.uk  
 01827 311412

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