



Coleshill Road

Fazeley, Tamworth, , B78 3RY

(Offers Over) £545,000



# Property Features

- Magnificent Detached Family Home
- Private & Impressive Plot
- Breathtaking Countryside Surrounds
- Multiple Reception Spaces
- Open Plan Breakfast Kitchen
- Main Bedroom & En Suite
- Four Brilliant Bedrooms
- Private & Generous Rear Garden
- Spacious Integral Garage/Workshop
- Freehold & Close to Shopping Amenities

## Full Description

Nestled on the outskirts of Tamworth, this beautifully appointed detached family home occupies a superb plot surrounded by breathtaking countryside views. Thoughtfully extended and meticulously renovated by its current owners, the property seamlessly blends spacious living accommodation, traditional charm, and modern elegance to create a truly exceptional home.

### THE FORE

The home boasts an attractive front aspect, featuring neatly kept lawns and a sweeping block-paved driveway offering generous off-road parking. This leads to the secure front entrance, setting a grand tone for the rest of the property.

### GROUND FLOOR

Upon entering, you are greeted by a warm and inviting reception hallway that provides access to all principal ground-floor rooms and a staircase to the first-floor landing.

The ground floor offers three versatile reception rooms, including an exceptional family lounge at the rear. This bright and spacious room is the heart of the home, with French doors that open onto the rear garden and frame stunning countryside views.

A secondary sitting room with a charming fireplace provides a cosy and flexible living space, while the separate dining room opposite is perfect for family meals or entertaining.

At the rear of the property, the open-plan breakfast kitchen is a showstopper. Featuring an impressive array of shaker-style units, integrated modern appliances, and ample space for casual dining or social gatherings, this kitchen is as functional as it is stylish. A separate utility room and guest cloakroom add practicality to the space.



## RECEPTION HALL

## FAMILY LOUNGE

19' 0" x 12' 0" (5.81m x 3.66m)

## LIVING ROOM

13' 2" x 12' 0" (4.02m x 3.66m)

## DINING ROOM

15' 2" x 7' 4" (4.63m x 2.25m)

## BREAKFAST KITCHEN

16' 6" x 15' 8" (5.04m x 4.80m)

## UTILITY ROOM

7' 4" x 4' 7" (2.25m x 1.40m)

## GUEST CLOAKROOM

## FIRST FLOOR

Upstairs, five magnificent bedrooms offer flexible accommodation options. The main bedroom is a private retreat, complete with a sleek en suite bathroom. The remaining bedrooms are generously proportioned, each offering comfortable spaces suitable for various uses. The family bathroom, with its three-piece suite, and an additional cloakroom with quality tiled surrounds complete the first-floor layout.

## BEDROOM ONE

11' 10" x 8' 10" (3.62m x 2.70m)

## EN SUITE

8' 2" x 5' 6" (2.50m x 1.70m)

## BEDROOM TWO

13' 9" x 12' 11" (4.21m x 3.94m)

## BEDROOM THREE

11' 8" x 9' 8" (3.58m x 2.96m)

## BEDROOM FOUR

12' 1" x 8' 10" (3.70m x 2.70m)

## BEDROOM FIVE

9' 10" x 7' 0" (3.02m x 2.14m)

## BATHROOM





8' 9" x 7' 1" (2.69m x 2.18m)

SEPARATE WC

OUTSIDE

REAR GARDEN

An integral garage and adjoining workshop provides excellent storage solutions or space for additional vehicles. These versatile areas further enhance the property's practicality and appeal.

GARAGE/WORKSHOP

28' 1" x 11' 8" (8.58m x 3.58m)

ANTI MONEY LAUNDERING

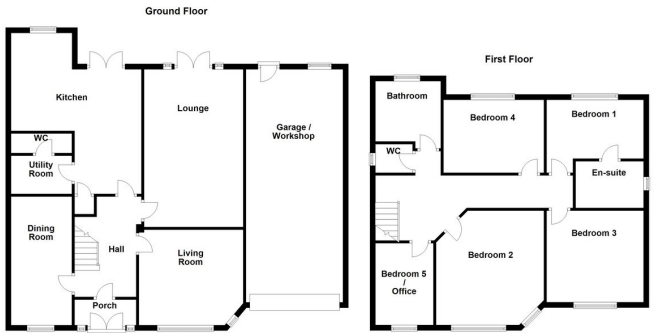
In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the Taylor Cole Estate Agents once an offer has been submitted and accepted (subject to contract) prior to Solicitors being instructed.

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
92+	A	73 C
81-91	B	
69-80	C	
55-68	D	
39-54	E	
21-38	F	

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