



Surrey Drive

Fazeley, Tamworth, , B78 3XB

Offers Over £270,000

# Property Features

- Beautifully Appointed Semi-Detached Home
- Discreet Cul De Sac Position
- Well-Proportioned Plot
- Superb Family Lounge
- Spacious Breakfast Kitchen
- Three Wonderful Bedrooms
- Attractive Rear Garden
- Close to Local Schooling & Commuter Links
- No Onward Chain
- Freehold

## Full Description

Nestled within the highly sought-after 'County Drive' estate, this delightful semi-detached family home offers beautifully appointed accommodation, thoughtfully arranged over two floors. Tucked away in a discreet cul de sac position, the property enjoys a peaceful setting while remaining conveniently close to a variety of well-regarded local schools and a selection of shopping amenities.

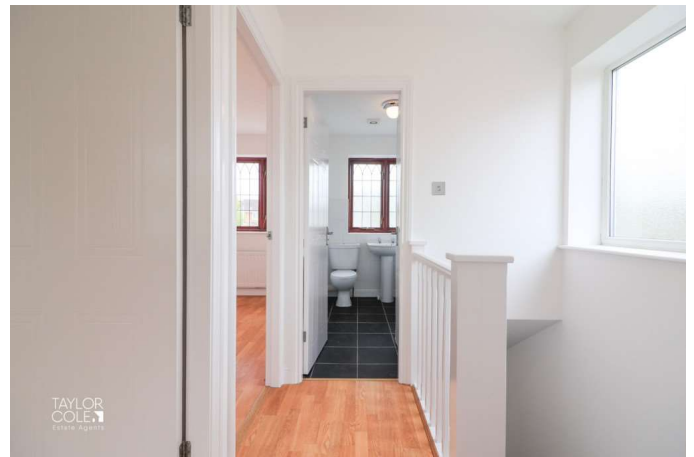
Occupying a generous and well-proportioned plot, the home further benefits from the added advantage of being offered with no onward chain, making it an ideal opportunity for a seamless move.

### GROUND FLOOR

Upon entering the property, you are greeted by a bright and inviting entrance hall, complete with stairs rising to the first-floor landing.

From here, the home opens into a superb family lounge, a spacious and welcoming environment with comfortable proportions that can easily accommodate a range of furnishings. A charming bay window draws in natural light and provides a pleasant view over the front aspect, adding to the room's warm and homely feel.

To the rear of the property lies a spacious breakfast kitchen, which is well-equipped with an array of base units and generous work surfaces. A built-in pantry offers practical storage, while a rear door provides direct access to the garden-perfect for summer entertaining or everyday convenience.





#### ENTRANCE HALL

4' 9" x 4' 1" (1.45m x 1.26m)

#### LOUNGE

12' 8" x 11' 5" (3.87m x 3.49m)

#### BREAKFAST KITCHEN

14' 6" x 7' 5" (4.44m x 2.27m)

#### FIRST FLOOR

The first floor hosts three excellent bedrooms, each offering comfortable dimensions and great versatility, catering to the needs of a growing family or those seeking home office space.

The bedrooms are thoughtfully designed to provide flexibility and comfort, with plenty of room for storage and personalisation.

Completing the interior is a sleek and stylish family bathroom, fitted with a matching three-piece suite and finished to a high standard, offering both practicality and elegance.

#### BEDROOM ONE

10' 8" x 8' 2" (3.26m x 2.50m)

#### BEDROOM TWO

9' 7" x 8' 2" (2.93m x 2.50m)

#### BEDROOM THREE

6' 7" x 5' 10" (2.01m x 1.78m)

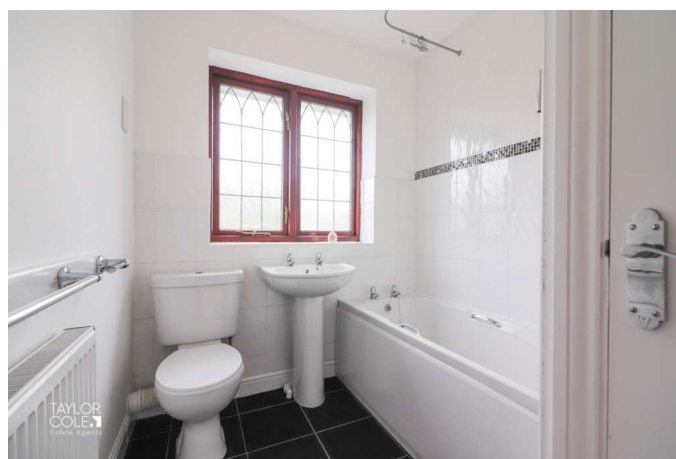
#### BATHROOM

7' 6" x 5' 9" (2.29m x 1.77m)

#### OUTSIDE

#### REAR GARDEN

Outside, the rear garden is a true highlight of the home, providing a wonderfully private and tranquil setting for relaxation or outdoor activities. A combination of neatly maintained lawns and slab-paved patios creates a versatile space that can be enjoyed throughout the seasons.



The garden is further enhanced by two excellent outbuildings-a robust metal storage shed and a charming timber summerhouse complete with an electric supply, ideal for hobbies, a home office, or additional storage.

Newly installed timber fencing surrounds the garden, adding a sense of privacy and security to this lovely outdoor space.

#### ANTI MONEY LAUNDERING

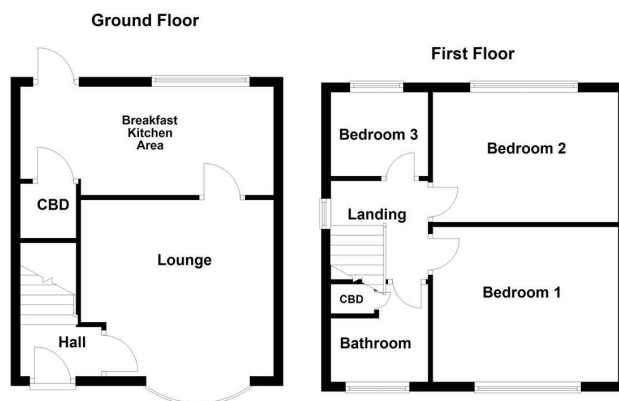
In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the Taylor Cole Estate Agents once an offer has been submitted and accepted (subject to contract) prior to Solicitors being instructed.

#### 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.



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