



Fazeley Road  
, Tamworth, , B78 3LL

£439,950

# Property Features

- Convenient Off-Road Parking
- Beautiful Four Bed Detached Home
- Generous Living Space
- Impressive Kitchen/Diner
- Bright Conservatory
- Spacious Landscaped Garden
- Adjoining Utility Room
- Desirable Location
- Freehold.

## Full Description

This well presented four bedroom detached family home is set in a sought after residential area and offers spacious, flexible living throughout. Featuring multiple reception rooms, a large kitchen/diner with a utility, a conservatory, two bathrooms, and a mature garden with off road parking.

### THE FORE

This attractive property is set back from the road with a driveway and a mature front lawn. The entrance door, centrally located, leads directly into the porch, to a welcoming hallway and provides access to both floors. To the side of the property is a gate leading to the rear garage.

### THE GROUND FLOOR

#### LOUNGE

12' 4" x 11' 9" (3.76m x 3.58m)

#### DINING ROOM

12' 3" x 11' 7" (3.73m x 3.53m)

#### KITCHEN/DINER

10' 7" x 15' 7" Max(3.23m x 4.75m) 8'8" x 7'4" Min

#### UTILITY ROOM

4' 0" x 7' 4" (1.22m x 2.24m)

#### CONSERVATORY

6' 0" x 8' 9" (1.83m x 2.67m)

#### SNUG

10' 8" x 10' 4" (3.25m x 3.15m)



## DOWNSTAIRS SHOWER ROOM

6' 7" x 7' 3" (2.01m x 2.21m)

## FIRST FLOOR

Upstairs, the first floor hosts four spacious bedrooms, including three generous doubles and a well sized single, with a spacious family bathroom. Each room benefits from plenty of natural light and a pleasant outlook.

## BEDROOM

12' 3" x 11' 8" (3.73m x 3.56m)

## BEDROOM

12' 3" x 11' 7" (3.73m x 3.53m)

## BEDROOM

10' 8" x 10' 4" (3.25m x 3.15m)

## BEDROOM

7' 0" x 7' 3" (2.13m x 2.21m)

## BATHROOM

13' 0" x 7' 3" (3.96m x 2.21m)

## OUTSIDE

## GARAGE

24' 0" x 10' 6" (7.32m x 3.2m)

## REAR GARDEN

The property boasts a generous, mature rear garden, offering a private and peaceful outdoor retreat. Beautifully landscaped with established trees, shrubs, and well kept lawns, it provides the perfect setting for family life and outdoor entertaining. A spacious patio area is ideal for dining or relaxing in the sun, while a detached garage offers additional storage or workshop potential. This delightful garden truly enhances the homes appeal, offering space, privacy, and charm.

## 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		80 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

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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