



Fasson Close  
, Tamworth, , B77 1GJ

£410,000



# Property Features

- Spacious And Well Presented Four Bedroom Detached Family Home
- Quiet Cul De Sac Location In The Popular Area Of Two Gates, Tamworth
- Bright And Airy Living Room
- Generous Kitchen/Diner With Modern Fitted Units And Ample Storage
- Master Bedroom With Built In Wadrobes, And En Suite Shower Room
- Second Bedroom Also Benefits From Its Own En Suite
- Modern Family Bathroom And Convenient Downstairs WC
- Integral garage With Internal Access
- No Chain
- Freehold

## Full Description

This spacious and well presented detached family home is ideally located in a quiet cul de sac in the sought after area of Two Gates, Tamworth. Offering generous living space, modern interiors, and a beautifully maintained garden, the property is perfect for families looking for comfort and practicality with easy access to local amenities and transport links.

### THE FORE

At the front, the property features a wide driveway providing off road parking for multiple vehicles and access to an integral garage. The attractive frontage includes a neat lawn area and a path leading to the covered entrance.

### GROUND FLOOR

The ground floor comprises a welcoming entrance hall, a bright and airy living room with double doors to the dining room, and a spacious kitchen/dining room with modern fittings and plenty of natural light. A separate laundry room and a convenient downstairs WC are located off the hallway, with internal access to the garage also available

### LIVING ROOM

12' 0" x 16' 2" (3.66m x 4.93m)

### DINING ROOM

10' 2" x 9' 6" (3.1m x 2.9m)

### KITCHEN/DINER

7' 1" x 17' 1" (2.16m x 5.21m)

### LAUNDRY

4' 8" x 8' 1" (1.42m x 2.46m)

### GARAGE



9' 0" x 17' 1" (NaNm x 5.21m)

WC

5' 8" x 2' 9" (1.73m x 0.84m)

## FIRST FLOOR

On the first floor, the property offers four well proportioned bedrooms. The master bedroom features a dressing area with fitted wardrobes and a private en suite shower room. Bedroom two also benefits from its own en suite, while bedrooms three and four are served by a modern family bathroom located off the landing.

### BEDROOM ONE

14' 9" x 11' 6" (4.5m x 3.51m)

### BEDROOM ONE EN-SUITE

5' 2" x 10' 5" (1.57m x 3.18m)

### BEDROOM TWO

12' 2" x 11' 4" (3.71m x 3.45m)

### BEDROOM TWO EN-SUITE

6' 5" x 3' 5" (1.96m x 1.04m)

### BEDROOM THREE

7' 6" x 8' 4" (2.29m x 2.54m)

### BEDROOM FOUR

8' 4" x 7' 7" (2.54m x 2.31m)

### BATHROOM

8' 4" x 8' 5" (2.54m x 2.57m)

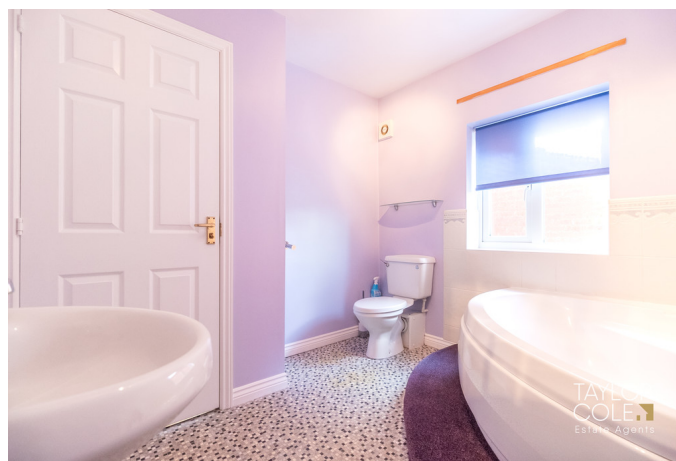
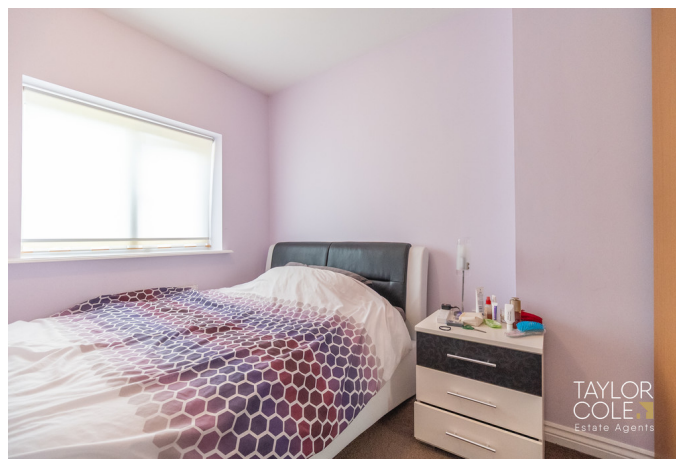
## THE REAR

The rear garden is a generous and private outdoor space, ideal for families and entertaining. It is mainly laid to lawn with a patio area, secure fencing, and access to the side of the property. The garden enjoys a good degree of privacy and sunlight throughout the day.

## 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

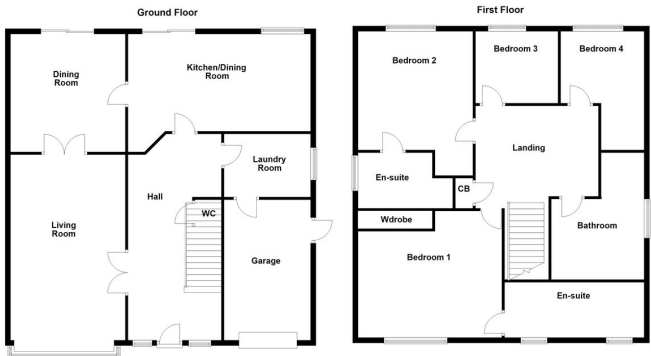




We have been advised that this property is freehold, however, prospective buyers are advised to verify the position with their solicitor / legal representative.

VIEWING

By prior appointment with Taylor Cole Estate Agents on the contact number provided.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	72 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