



Tolson Court

Fazeley, Tamworth, , B78 3UY

£249,995



# Property Features

- Brand New and modern two bedroom mid-terraced home
- Spacious open-plan lounge/dining area with French doors to the garden
- Stylish fitted kitchen with integrated oven, gas hob, and ample storage
- Convenient ground floor WC and welcoming entrance hall
- Two double bedrooms, both with Juliet balconies and excellent natural light
- Contemporary family bathroom with bath, overhead shower, and heated towel rail
- Private rear garden with lawn, patio, and secure rear access
- Useful under-stairs storage cupboard
- Attractive exterior with allocated parking and low-maintenance frontage
- Ideal for first-time buyers, investors, or small families, move-in ready

## Full Description

A stylish and modern two-bedroom mid-terraced home situated in a contemporary development. Finished to a high standard throughout, this property offers spacious open-plan living, a sleek kitchen, two double bedrooms, and a private rear garden, ideal for first-time buyers, small families, or investors.

### THE FORE

To the front, the home boasts a smart and attractive brick frontage with dark grey accents, double-glazed windows, and a modern front door. A paved path provides easy access and there is allocated space for parking.

### GROUND FLOOR

Upon entry, you're welcomed into a bright open hall leading into a spacious and beautifully finished kitchen fitted with shaker-style cabinets, integrated oven, gas hob, and ample countertop space. Adjacent to the kitchen is a convenient downstairs WC.

To the rear, the open-plan lounge/dining room offers generous living space with laminate flooring and French doors that flood the room with natural light and open directly onto the garden. The staircase to the first floor is situated within the lounge and includes a useful under-stairs storage cupboard.

### OPEN ASPECT LIVING / DINING AREA

12' 5" x 15' 5" (3.78m x 4.7m)

### OPEN KITCHEN

12' 5" x 12' 0" (3.78m x 3.66m)

### GUEST CLOAKROOM

5' 3" x 3' 8" (1.6m x 1.12m)



## FIRST FLOOR

The first floor comprises two well-proportioned double bedrooms, each with full-length windows and Juliet balconies providing excellent light and ventilation. The landing also leads to a contemporary bathroom with a full-sized bath, overhead shower, WC, stylish grey tiling, and a chrome heated towel rail.

### BEDROOM ONE

12' 5" x 10' 8" (3.78m x 3.25m)

### BEDROOM TWO

12' 5" x 8' 8" (3.78m x 2.64m)

### BATHROOM

7' 3" x 5' 5" (2.21m x 1.65m)

### THE REAR

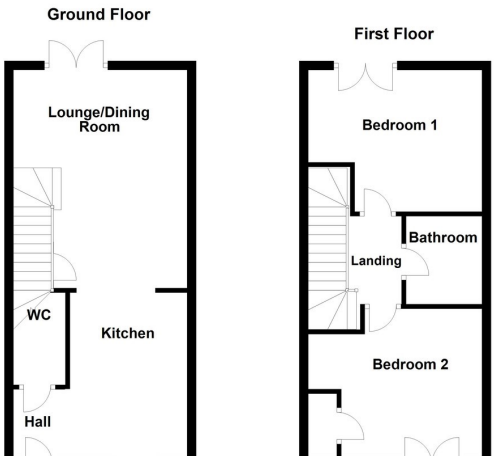
The rear garden is fully enclosed with timber fencing, laid to lawn with a paved patio area and path, ideal for outdoor entertaining or relaxing. A secure gate provides convenient rear access.

### ANTI MONEY LAUNDERING

### TENURE

### VIEWINGS





Score	Energy rating	Current	Potential
92+	A		97 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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