



Evans Croft

Fazeley, Tamworth, B78 3QY

Offers In Excess Of £175,000

Property Features

- Well Presented Mid-Terrace Property
- Attractive Rear Garden
- Cosy Lounge
- Driveway
- Kitchen / Dining Area
- Located In Pleasant Cul-De-Sac
- Two Bedrooms With Build-In Wardrobes
- Freehold
- Family Bathroom

Full Description

Taylor Cole Estate Agents are delighted to offer 'for sale' this attractive and modern mid terrace property located within this pleasant cul-de-sac. The property benefits from double glazing (where specified) and gas fired central heating, with accommodation briefly comprising: cosy lounge, kitchen / dining area, two bedrooms, family bathroom, well maintained rear and drive. Internal viewing is considered essential.

LOUNGE

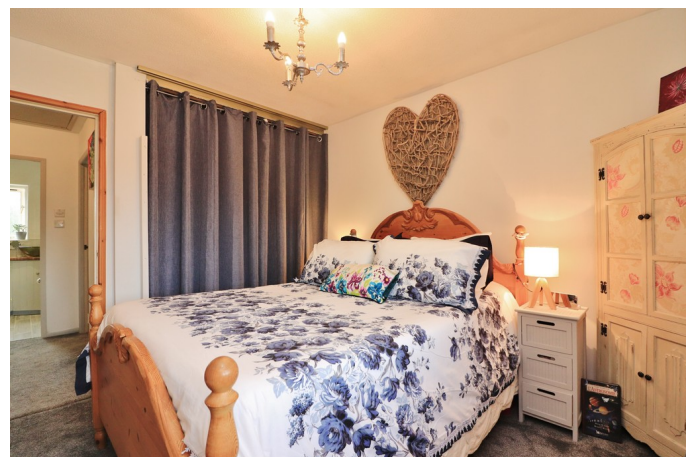
14' 2" x 12' 10" (4.32m x 3.91m)

The attractive lounge has double glazed windows overlooking the front aspect, two ceiling light points, two radiators, wall sockets, TV connection point, staircase off to the first floor landing with decorative feature tiling, door into the cloak cupboard enclosing hanging rail and shelving unit, superb floor space for free standing lounge furniture, quality wood grain effect flooring, obscure glazed door providing access to the property with inset brushed doormat, open arch into:

FITTED KITCHEN/DINING AREA

12' 9" x 8' 11" (3.89m x 2.72m)

Offering a matching range of base units and drawers, recess and plumbing for washing machine, recess and point for free standing fridge/freezer, built-in 'Beko' oven with four ring gas 'Rangemaster' hob, tiled splashback and 'Cooke and Lewis' extractor hood over, quality roll top working surfaces with inset stainless steel sink and drainer unit with hot and cold mixer tap over, complementary tiled surround, matching range of wall units offering further storage space, double glazed window overlooking the rear garden, ceiling light point, wall mounted combination boiler, wall sockets, quality wood grain effect flooring opening to the dining section with floor space for free standing dining room table, radiator, wall



sockets, double glazed stable door opening out to the rear garden.

FIRST FLOOR LANDING

Having a ceiling light point, loft hatch access, wall socket, door into the landing storage cupboard enclosing towel shelving units, door into:

BEDROOM ONE

9' 5" x 10' 1" (2.87m x 3.07m)

Offering floor space for free standing double bed, and having built-in wardrobe enclosing double hanging rail and shelving unit, ceiling light point, double glazed window overlooking the front aspect, radiator, further fitted storage space which encloses hanging rails, shelving unit and recess and point for TV.

BEDROOM TWO

6' 3" x 9' 0" (1.91m x 2.74m)

Positioned to the rear of the property, and having a double glazed window overlooking the rear garden, ceiling light point, radiator, wall sockets, built-in wardrobe enclosing double hanging rail and shelving units.

ATTRACTIVE BATHROOM

6' 0" x 6' 1" (1.83m x 1.85m)

The bespoke bathroom has a wealth of character and encloses a close coupled WC, panelled bath with hot and cold mixer tap over, waterfall shower head above, ceiling to floor tiled surround and folding glass side screen, ceiling downlighter, obscure glazed window to the rear, fitted toiletry storage, quality wood grain effect tiled flooring.

OUTSIDE

REAR GARDEN

The superb rear garden has a slabbed paved patio area offering superb outdoor seating and entertainment space, with a fitted bench and storage facilities adjacent, external wall mounted security lights, steps with decorative tiled features leading to the second tier, shaped lawn and borders surround enclosing evergreens and shrubbery, to the rear of the garden is a purpose built storage facility which enclosing superb storage space, gate leading to the rear entrance alongside, timber fencing to all boundaries.

TENURE

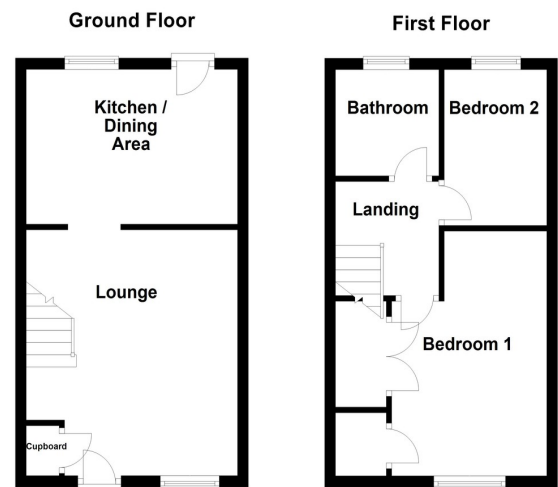
We have been advised that this property is freehold, however, prospective buyers are advised to verify the



position with their solicitor / legal representative.

VIEWING

By prior appointment with Taylor Cole Estate Agents on
01827 311412



Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

6a 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