



**TAYLOR  
COLE**  
*Signature*

## Brook End

Fazeley, Tamworth, B78 3RT

- Truly Stunning Contemporary Detached Dormer Bungalow
- Mezzanine Entrance Hall With Vaulted Ceiling
- Cosy Lounge
- Superb Open Kitchen/Dining Area
- Master Bedroom With Balcony
- Second & Third Bedroom With En-Suite
- Two Further Bedrooms
- Family Bathroom
- Beautiful Rear + Outdoor Bar
- Fore Gardens & Detached Double Garage, Driveway

**Offers in Excess of £655,000**

EPC Rating '68'





## Property Description

Taylor Cole Signature are excited to present you with this truly stunning and contemporary detached dormer bungalow, reconstructed and extended to the highest of standards. The magnificent property benefits from both UPVC double glazing and gas fired central heating, with the property itself comprising of: mezzanine entrance hall with vaulted ceiling, cosy lounge, superb open kitchen/dining area, master bedroom with balcony, second & third bedrooms with en-suites, two further bedrooms, first floor guest cloakroom, family bathroom, beautiful rear and fore gardens, outdoor bar, detached double garage and tarmac driveway. Internal viewing is considered essential.



This outstanding family home has been most thoughtfully designed to offer a home that works on all levels. With light and space in abundance, this unique home is approached via the large tarmac driveway, which in turn leads to the detached double garage. A neat lawned fore garden provides a stunning front aspect with a plethora of evergreens and shrubbery surround. Path's lead to both the side entrance gate and the composite front entrance door with glassed apex positioned above.



### MAGNIFICENT ENTRANCE HALL

Upon entering the property via the modern obscure double glazed composite front entrance door, this outstanding entrance hall has a feature mezzanine staircase with oak banister which elevates into the vaulted ceiling, shaped obscure windows flood the hallway with light, a door provides access into the storage cupboard enclosing the consumer unit with additional storage space beneath the stairs, feature 'Amtico' flooring set in weave basket layout, radiator, telephone connection point (subject to regulations), wall socket, door into:

### STUNNING LOUNGE

12' 10" x 18' 9" (3.91m x 5.72m) Positioned to the rear of the property, the lounge has a feature gas fire display set within modern tiled recess, TV connection point above, ceiling downlighters set within recess, ceiling light point, complementary fitted units enclosing storage space, UPVC double glazed window to the side with double glazed bi-fold doors opening out to the rear patio and offering an outlook over the rear garden and beyond, ample floor space for free standing lounge furniture, wall sockets, radiator.



### OUTSTANDING KITCHEN/DINING AREA

22' 5" x 18' 8" (6.83m x 5.69m) This L-shaped room is dual aspect, with the kitchen area itself having an excellent range of matt finished handleless base units and drawers, a tower oven display enclosing the double oven and microwave above, ceiling to floor integrated fridge/freezer, integrated washing machine, integrated dishwasher, natural wood effect working surfaces with matching upstands and five ring induction hob, feature tiled splashback with extractor hood over, matching range of wall units offering further storage space with twin smoked mirror fronted display cabinets are positioned above the bar area with wine cooler recess beneath and tiled surround, wall sockets, ceiling downlighters, floor space for additional seating space, obscure UPVC double glazed window and double glazed door opening to rear patio with quality modern flooring opening to the dining section, with a fitted breakfast bar enclosing recess for six chairs, fitted storage cupboard beneath with feature ceiling light point and downlighters above, wall mounted TV connection point, column upright radiator, UPVC double glazed bay window overlooking the front aspect, additional wall sockets.



### FIRST FLOOR LANDING

The open landing space has a fantastic outlook down the open entrance hallway, with the landing itself having a row of ceiling downlighters, storage space within eaves, radiator, wall socket, door into:

### MASTER BEDROOM

18' 9" x 13' 0" (5.72m x 3.96m) This dormer pitched room offers fantastic floor space for free standing bedroom furniture and wardrobes with two ceiling light points, wall sockets, TV connection point, radiator, UPVC double glazed window to the front, UPVC double glazed window to the rear, UPVC double glazed French doors opening to the balcony with wrought iron surround, floor space for seating, and open views of the rear garden and greenery beyond.





#### BEDROOM TWO

18' 2" x 9' 8" (5.54m x 2.95m) Located on the ground floor, the second bedroom again offers superb floor space for free standing bedroom furniture and wardrobes, two UPVC double glazed windows to the front aspect, wall sockets, radiator, ceiling light point, separate loft hatch access, door into:

#### EN-SUITE

5' 6" x 8' 2" (1.68m x 2.49m) This matching modern suite comprises of a close coupled WC, hand wash basin with hot and cold mixer tap over and toiletry storage drawer beneath, walk-in shower unit with waterfall shower head and detachable hose, ceiling to floor tiled surround and feature mosaic tiled strip, glass side screen, wall mounted heated towel rail, ceiling downlighters, obscure UPVC double glazed window to the rear, extractor fan, matching tiled flooring.



#### BEDROOM THREE

15' 9" x 12' 4" (4.8m x 3.76m) The bright and attractive third bedroom is accessed from the first floor landing and offers versatile space by having two UPVC double glazed windows to the rear, UPVC double glazed window to the front, bespoke fitted wardrobes enclosing superb storage, ceiling light point, wall sockets, radiator, TV connection point and door into;

#### BEDROOM THREE EN-SUITE

This recently fitted en-suite boasts luxury marble tiled walls and floor, a matching suite which comprises of a wall mounted hand wash basin with hot and cold mixer tap over and toiletry storage draw beneath, close coupled WC with under mount feature lighting, walk-in shower with glass side screen, waterfall shower head and detachable hose, ceiling downlighters, extractor fan, heated towel rail and obscure UPVC double glazed window to the rear.



#### BEDROOM FOUR

8' 8" x 12' 9" (2.64m x 3.89m) This ground floor bedroom has a UPVC double glazed window overlooking the rear garden, ceiling light point, radiator, wall sockets, TV connection point.

#### BEDROOM FIVE

8' 8" x 9' 11" (2.64m x 3.02m) Again being a double bedroom, the fifth bedroom has a ceiling light point, UPVC double glazed window to the rear, radiator, wall sockets.

#### FAMILY BATHROOM

6' 4" x 9' 5" (1.93m x 2.87m) This stunning bathroom suite has complementary underfloor heating, with the suite itself comprising of a close coupled WC, double hand wash basin with hot and cold mixer tap over and double toiletry storage drawer beneath, tiled splashback and vanity mirror above, panelled bath with hot and cold mixer tap, waterfall shower head above with detachable hose, feature tiled backdrop and glass side screen, obscure UPVC double glazed window to the front, ceiling downlighters, wall mounted heated towel rail, extractor fan, matching tiled flooring.





## OUTSIDE

### REAR GARDEN

The open rear garden has an outstanding outlook over the natural greenery behind and beyond, with the garden area itself having a newly laid patio offering fantastic outdoor seating and entertainment space, with a continuing slabbed paved path leading to the side entrance gate and the external timber shed, the patio also provides access to the rear kitchen door and to the bi-fold door from the lounge, with an immaculate lawn occupying the centre of the garden and continuing to the rear border running the full width of the property, a feature rockery display encloses evergreens, shrubbery and mature trees, with a secondary raised patio positioned in front of the side entrance garage door with external courtesy lighting and power points, an external hot and cold water tap is also accessible next to the side entrance gate leading to the driveway, timber fencing to all boundaries.



### OUTDOOR BAR

Having been professionally fitted, the outdoor bar provides wonderful social space to the garden. Along with the bar area, this outdoor room provides floor space for seating and entertainment.

### DETACHED GARAGE

This double detached garage has a remote control opening roller shutter garage door accessed from the tarmacadam driveway, and internally the garage offers fantastic space for off road parking or additional storage space, with ceiling light point, wall sockets, obscure UPVC double glazed door opening out to the rear garden.

### 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

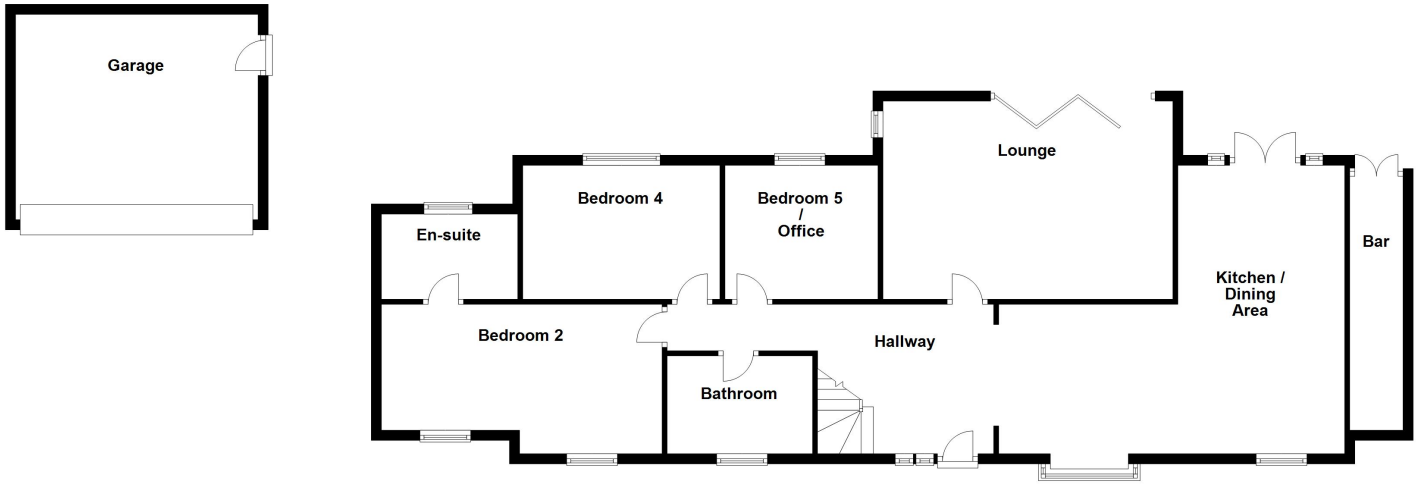
We have been advised that this property is freehold, however, prospective buyers are advised to verify the position with their solicitor / legal representative.

### VIEWING

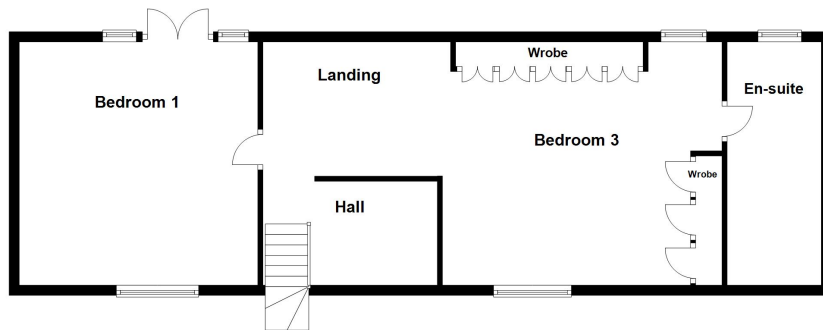
By prior appointment with Taylor Cole Estate Agents on the number provided.



Ground Floor



First Floor



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77   C
55-68	D	68   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 and 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