



Rutland Drive

Fazeley, Tamworth, Staffordshire, B78 3XJ

Offers In Region Of £189,950

Property Features

- Deceptively Spacious and Extended Semi Detached Residence
- Entrance Porch
- Spacious Lounge
- Separate Dining Room
- Extended Fitted Kitchen
- One Double Bedroom
- Refitted Bathroom
- Tarmacadam Driveway
- Gardens to Front and Rear
- Ideal First Time Buyer or Investment Purchase

Full Description

Taylor Cole Estate Agents are delighted to offer 'for sale' this deceptively spacious and extended semi detached residence situated within the highly desirable County Drive development. The property occupies an excellent cul-de-sac position, and has benefits to include both UPVC double glazing and gas fired central heating, with accommodation briefly comprising: entrance porch, spacious lounge, separate dining room, extended fitted kitchen, one double bedroom, refitted bathroom, tarmacadam driveway, gardens to front and rear. Internal viewing is strongly recommended and being an ideal first time buyer or investment purchase.

This extended property occupies an excellent position within this highly sought after cul-de-sac, with the property itself being set behind a neat lawned fore garden with a tarmacadam driveway providing off road parking facilities along with access to the side garden gate, a paved pathway leads to the front entrance with an obscure UPVC double glazed front door.

PORCH

Having a ceiling light point, radiator, entrance door.

LOUNGE

17' 2" x 12' 3" (5.24m x 3.75m)

A wonderful addition to the property and having a feature fireplace with electric 'flame effect' fire, UPVC and leaded double glazed window to the front, UPVC and leaded double glazed French doors leading out to the garden, ceiling light point, radiator, door to:



DINING ROOM

13' 10" x 9' 6" (4.24m x 2.91m)

With a staircase leading off to the first floor, UPVC and leaded double glazed window to the front, two ceiling light points, coving to ceiling, radiator, door to:

EXTENDED KITCHEN

10' 4" x 10' 8" (3.17m x 3.26m)

Fitted with an excellent range of matching base units and drawers with roll top working surfaces over, inset single drainer sink unit with hot and cold mixer tap which is set below a UPVC and leaded double glazed window overlooking the rear garden, space and point for gas cooker with extractor hood over, recess and plumbing for automatic washing machine, space and point for fridge/freezer, matching full height larder style cupboard, additional range of matching wall mounted cupboards with under-cupboard lighting, ceiling downlighters, kickboard heater, built-in understairs storage cupboard, UPVC and leaded double glazed door leading out onto the rear garden.

FIRST FLOOR LANDING

Having a UPVC and leaded double glazed window to the rear, ceiling downlighter, radiator, built-in cupboard, doors to:

BEDROOM

9' 9" x 13' 10" (2.98m x 4.22m)

This double bedroom has a built-in airing cupboard housing the 'Worcester Bosch' combination boiler, two UPVC and leaded double glazed windows to the front, ceiling light point, access to loft, radiator.

BATHROOM

5' 6" x 5' 9" (1.70m x 1.77m)

Refitted with a white suite of panelled bath with 'Bristan' shower fitment over and side shower screen, close coupled WC and wash hand basin set in vanity unit with mirror over, with the suite complemented by full height wall tiling, ceiling light point, chrome coloured heated towel rail, obscure and leaded UPVC double glazed window to the rear.



OUTSIDE

REAR GARDEN

The well maintained rear garden has a covered side entrance ideal for storage, and a timber decked seating area across the rear of the property, neat lawn with Cotswold stone chipped borders, along with a hard standing housing the timber built garden shed.



ANTI MONEY LAUNDERING

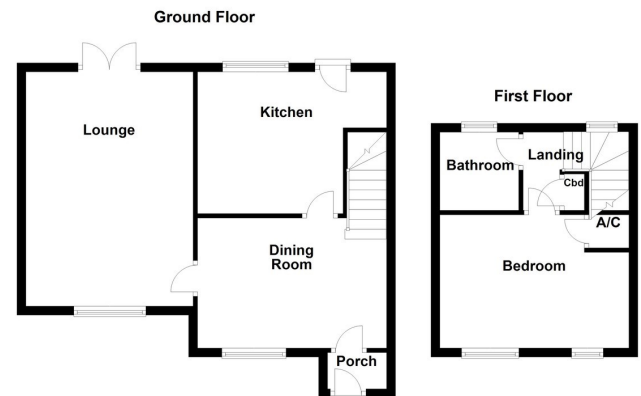
In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the Taylor Cole Estate Agents once an offer has been submitted and accepted (subject to contract) prior to Solicitors being instructed.

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		82 B
69-80	C		
55-68	D	67 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