



Fennel Close

Tamworth, Staffordshire, B79 0EP

£359,950

Property Features

- Stunning Newly Built Detached Family Home
- Through Entrance Hall
- Lounge/Dining Area
- Fitted Kitchen
- Guest Cloakroom
- Master Bedroom with En-suite
- Two Further Double Bedrooms
- Family Bathroom
- Integral Garage, Driveway, Rear and Fore Gardens
- No Chain

Full Description

Taylor Cole Estate Agents are thrilled to present this stunning newly built property to the open market 'for sale'. The property which benefits from UPVC double glazing, gas fired central heating, NHBC warranty and no chain is nestled in this quaint cul-de-sac setting and boasts a wealth of upgrades throughout, with the property itself briefly comprising: through entrance hall, lounge/dining area, fitted kitchen, guest cloakroom, master bedroom with en-suite, two further double bedrooms, family bathroom, integral garage, rear and fore gardens, tarmacadam driveway. Early internal viewing is highly advised.

This superb newly built abode presents an excellent opportunity for all aspects of the market and is conveniently located only a short distance away from local schooling, shopping amenities and commuter links. The property itself is presented behind a lawned fore garden with bark chipped border including evergreens, a tarmacadam driveway provides off road parking facilities along with access to the up and over garage door, side entrance gate and composite front entrance door with external courtesy lighting adjacent.

THROUGH ENTRANCE HALL

Accessed via the obscure double glazed composite front entrance door and having two ceiling light points, wall socket, radiator, tiled flooring, staircase off to first floor landing, integral door into the garage, tiled floor, door into:

FITTED KITCHEN

8' 6" x 12' 2" (2.59m x 3.71m)

Offering a matching range of base units and drawers, recess and plumbing for washing machine, integrated 'Zanussi' dishwasher, built-in 'Zanussi' oven with additional storage above and beneath, full height fridge/freezer adjacent, matching range of wall units offering further storage space and housing for the 'Ideal Logic' combination boiler, roll top working surfaces with matching up-stands, four ring 'Zanussi' gas hob with glass splashback and extractor hood over, inset one and half bowl stainless steel sink unit with hot and cold mixer tap above, ceiling light point, radiator, wall socket, UPVC double glazed window to the front aspect,



obscure double glazed composite door to the side, tiled flooring.

LOUNGE/DINING AREA

15' 7" (into bay) x 20' 7" (4.75m x 6.27m)

The spacious lounge/dining area presents versatile floor space with ample room for free standing dining room table and free standing lounge furniture, with the room itself having a UPVC double glazed window to the rear, UPVC double glazed French doors set within a bay display with double glazing adjacent and access to the rear patio, two ceiling light points, two radiators, wall sockets, TV connection point, telephone connection point (subject to regulations), door into understairs storage cupboard offering further storage space.



GUEST CLOAKROOM

2' 8" x 8' 4" (0.81m x 2.54m)

The matching suite comprises of a close coupled WC, pedestal hand wash basin with hot and cold mixer tap over, half tiled surround, ceiling light point, extractor fan, radiator, tiled flooring.



FIRST FLOOR LANDING

The bright and well presented landing area has a UPVC double glazed window to the side, loft hatch access, ceiling light point, wall socket, door into the lined cupboard enclosing further storage space, doors to:

BEDROOM ONE

10' 9" x 15' 5" (3.28m x 4.7m)

The double master bedroom provides ample floor space for free standing double bed, ceiling light point, radiator, UPVC double glazed window to the front aspect, wall sockets, ample floor space for free standing wardrobes, door into:



EN-SUITE

4' 5" x 6' 5" (1.35m x 1.96m)

The matching three piece suite comprises of a walk-in shower unit with enclosed shower fitment, glass side screen and sliding glass doors, close coupled WC, pedestal hand wash basin with hot and cold mixer tap over, ceiling light point, extractor fan, shaver socket, radiator, obscure UPVC double glazed window to the front, tiled flooring.

BEDROOM TWO

10' 9" x 12' 11" (3.28m x 3.94m)

The spacious second bedroom boasts ample floor space for free standing double bed and free standing wardrobes, and has a UPVC double glazed window to the rear, ceiling light point, radiator, wall sockets.



BEDROOM THREE

9' 3" x 9' 7" (2.82m x 2.92m)

Again being a double bedroom and having wall socket, radiator, ceiling light point, UPVC double glazed window to the rear.

FAMILY BATHROOM

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

The well presented suite has a matching range of 'Roca' sanitary ware which comprises of a close coupled WC, pedestal hand wash basin with hot and cold mixer tap over, panelled bath with hot and cold mixer tap and shower fitment above, along with glass side screen and tiled surround, ceiling light point, obscure UPVC double glazed window to the fore, radiator, extractor fan, tiled flooring.

OUTSIDE

INTEGRAL GARAGE

16' 4" x 7' 9" (4.98m x 2.36m)

Having an up and over garage door accessed from the tarmacadam driveway, the integral garage offers off road parking facilities or additional storage space and encloses a ceiling light point, wall socket, integral door into the through hallway.

REAR GARDEN

Stepping out onto the slabbed paved patio area through the lounge French doors, the well maintained and low maintenance rear garden has a continuing path leading to the side entrance gate and kitchen door, with neat lawn beyond continuing to party boundaries and rear, timber fencing and brick built wall to boundaries.

ANTI MONEY LAUNDERING

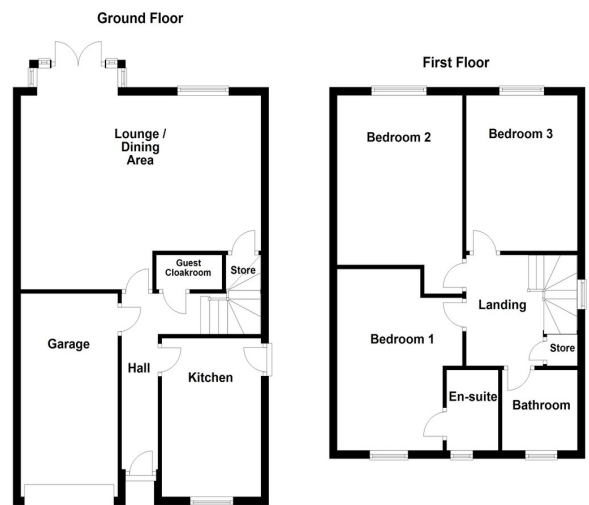
In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the Taylor Cole Estate Agents once an offer has been submitted and accepted (subject to contract) prior to Solicitors being instructed.

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		94 A
81-91	B	83 B	
69-80	C		
55-68	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 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