



Coleshill Road

Fazeley, Tamworth, , B78 3RY

£489,950

Property Features

- Deceptively Spacious Detached Family Home
- Through Hallway
- Spacious Lounge
- Superb Open Plan Kitchen/Dining Room
- Utility Room, Guest Cloakroom
- Conservatory, Home Office
- Four Bedrooms with Master having a Dressing Room
- Two En suite's and Family Bathroom
- Garage, Driveway, Landscaped Rear Garden
- Internal Viewing is Considered Essential

Full Description

Taylor Cole Estate Agents are delighted to offer for sale this stunning and deceptively spacious detached family home located in this highly desirable location with benefits to include UPVC double glazing, gas fired central heating and a stunning conservatory, with accommodation in brief comprising of reception/through hallway, spacious lounge, superb open plan kitchen/dining room, utility room, conservatory, home office, guest cloak room, master bedroom with en suite and dressing room, 3 further bedrooms additional en suite and family bathroom, garage, drive way and landscaped rear garden. Internal viewing is considered essential.

This stunning family home occupies a superb position being close to shops, restaurants and within easy access to the motorway network. The home is set back from the road side with a gated entrance and brick built wall to boundary and full width tarmac drive way with block paved edging and 'Cotswolds stone' chipped boards, a paved path way leads to the side garden gate and the drive way provides ample off road parking facilities along with access to the garage and front entrance with canopy storm porch with ceiling down lighters and a composite double glazed front door, leading through to;

RECEPTION HALLWAY

Providing an excellent first impression this through hallway has a staircase leading of to the first floor landing, ceiling down lighters, radiator set in radiator cabinet, built in cloak cupboard, Karndean flooring and doors to;

GUEST CLOAK ROOM

6' 0" x 3' 5" (1.83m x 1.04m)

Comprising of a white suite of close coupled WC and a hand wash basin set in vanity unit with ceiling down lighters and extractor fan, radiator, and Karndean flooring.

LOUNGE

18' 2" x 10' 10" (5.54m x 3.3m)

This well presented lounge is approached from the hallway via double doors and has a UPVC double glazed bay window to the front, two ceiling light points, two radiators, and tv aerial point.

HOME OFFICE

7' 0" x 8' 8 (max)" (2.13m x 2.64m)

Having UPVC double glazed window to the side, ceiling light point and radiator.



KITCHEN/DINING ROOM

23' 8" x 12' 11" (7.21m x 3.94m)

This wonderful full width room enjoys an outlook over the rear garden via the UPVC double glazed window and is fitted with an excellent range of base units and draws with roll top working surfaces and matching upstands, inset sink with hot and cold mixer tap over, space and point for range style cooker with tiled splash back and extractor hood over, integrated dishwasher and space and point for american style fridge/freezer, matching full height larder style cupboard and an additional range of matching wall mounted cupboards with under cupboard lighting, ceiling down lighters, Karndean flooring, radiator set in radiator cabinet, double glazed sliding patio doors to conservatory and door to;

UTILITY ROOM

9' 7" x 8' 8" (2.92m x 2.64m)

This generous sized utility room is fitted to match the kitchen with a range of base units, roll top working surfaces, with matching up stands and inset single drainer stainless steel sink unit with hot and cold mixer tap over. Plumbing for automatic washing machine, space and point for tumble dryer and further recess and point for wine cooler. Matching larder style cupboard and additional range of matching wall mounted cupboards, ceiling down lighters, Karndean flooring, radiator, obscure UPVC double glazed door to side and door to garage.

CONSERVATORY

8' 7" x 11' 5" (2.62m x 3.48m)

Fantastic addition to the property the conservatory is of brick and UPVC double glazed construction with a ceiling fan light, power points, a creeda electric heater, Karndean flooring and UPVC double glazed french doors leading out onto the garden patio.

GALLERY LANDING

Having a UPVC double glazed window to the front and three built in cupboards, airing cupboard, ceiling down lighters, access to loft with pull down ladders, radiator and doors to;

MASTER BEDROOM

13' 6" x 10' 10" (4.11m x 3.3m)

This spacious double bedroom has a UPVC double glazed french door style windows with Juliet balcony, ceiling down lighters, radiator, and door to;

DRESSING ROOM

8' 8" x 4' 5" (2.64m x 1.35m)

The dressing room has ceiling down lighters a radiator and door to;

EN-SUITE

7' 1" x 8' 8" (2.16m x 2.64m)

Comprising of a white suite of fully tiled walk in shower cubicle with chrome shower fitment, a close coupled WC and bidet, hand wash basin set in vanity unit with tiling surround, ceiling down lighter, electric shaver point, chrome coloured heated towel rail, obscure UPVC double glazed window to the side and Karndean flooring.

BEDROOM TWO

11' 8" x 9' 1" (3.56m x 2.77m)

Bedroom two has a UPVC double glazed to the front, ceiling light point and radiator and door to a Jack and Jill bathroom.

BEDROOM THREE

11' 3" x 8' 8" (3.43m x 2.64m)

Having a UPVC double glazed window to the front built in double wardrobe, ceiling light point, radiator and door to;



ENSUITE

9' 10" x 3' 6" (3m x 1.07m)

Comprising of a white suite of fully tiled shower cubicle with chrome coloured shower fitment a close coupled WC and pedestal hand wash basin with tiled splash back, ceiling down lighters, electric shaver point, radiator, obscure UPVC double glazed window to the side and Karndean flooring.

BEDROOM FOUR

11' 3" x 9' 10" (3.43m x 3m)

Bedroom four enjoys an outlook over the rear garden via the UPVC double glazed window and has a ceiling light point, radiator and built in wardrobe.

JACK AND JILL FAMILY BATHROOM

9' 4" x 7' 4" (2.84m x 2.24m)

Fitted with a white suite of P shaped bath with side shower screen and chrome coloured shower fitment, close coupled WC and wash hand basin set in vanity unit, complimentary wall tiling, electric shaver point, ceiling down lighters, chrome coloured heated towel rail, obscure UPVC double glazed window to the side and Karndean flooring.

OUTSIDE

GARAGE

17' 2" x 8' 10" (5.23m x 2.69m)

With an automated remote control entrance door. The garage has two ceiling strip light points, power points, wall mounted 'Glow Worm' central heating boiler and door to utility.

REAR GARDEN

The garden is a wonderful feature of this family home with external lighting, power points and outside cold water tap, and having a recently layed path way and patio and a neat lawn with Cotswold chipped boards to both sides. To the rear of the garden their is an additional paved patio making this garden ideal for families and entertaining.

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		88 B
69-80	C	79 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