



Reindeer Road
Fazeley, Tamworth, , B78 3SW

£299,950

Property Features

- Modern and Immaculately Presented Semi Detached Residence
- Highly Desirable Residential Location
- Entrance Hall, Lounge
- Open Dining Area, Fitted Kitchen
- Three Double Bedrooms
- Family Bathroom
- Garage
- Stunning Rear Garden
- Tarmacadam Driveway, Electric Car Charging Point
- Internal Viewing is Considered Essential

Full Description

Taylor Cole Estate Agents are proud to present this modernised and immaculately presented semi detached residence located on this highly regarded residential road. The property, which is available for sale, being significantly upgraded by the current owners, has UPVC double glazing, gas fired central heating and electric car charging point with accommodation briefly comprising of entrance hall, lounge, open dining area, fitted kitchen, three double bedrooms, family bathroom, garage, stunning rear garden, tarmacadam driveway. Internal viewing is considered essential.

This superb three bedroom semi detached property is conveniently situated only a short distance away from schooling, shopping amenities and commuter links, with the property itself positioned behind a tarmacadam driveway, with shaped, borders with the drive itself providing access to the side entrance gate, the garage door and the secure front entrance door.

ENTRANCE HALL

Accessed via the secure UPVC front entrance door with obscure double glazed side screen, ceiling light point, radiator, wall socket, stairs of to first floor landing, 'Karndean' flooring with boarder feature and glass panelled door into:

LOUNGE

10' 05" x 14' 07" (3.18m x 4.44m)

Positioned to the front of the property and having a UPVC double glazed window, ceiling light point, radiator, wall socket, television connection point, floor space for free standing lounge furniture, 'Karndean' flooring with feature boarder and open aspect to:



OPEN DINING AREA

11' 00" x 9' 00" (3.35m x 2.74m)

This open aspect dining area is positioned between the kitchen and the lounge and provides versatile living/dining space and ample floor space for free standing dining room table with ceiling light point above, radiator, wall socket, UPVC double glazed sliding doors opening out to the rear garden, 'Karndean' flooring with feature border, open aspect to:

FITTED KITCHEN

9' 05" x 11' 07" (2.87m x 3.53m)

Offering a matching range of base units and drawers, integrated dishwasher, recess and plumbing for washing machine, recess and point for fridge/freezer, built in oven with four ring induction hob and extractor hood over, roll top marble effect working surfaces with in-set bowl and half sink and drainer unit with hot and cold mixer tap over, continuing breakfast bar with chair recess beneath and matching work top up stand, matching range of wall units offering further storage space, UPVC double glazed window to the rear aspect with remote control fitted blinds, secure side entrance door leading to the side aspect, radiator, ceiling light point, down lighters, 'Karndean' flooring with feature boarder, door into the under stairs pantry enclosing fantastic additional storage space with fitted compliment shelving units and automatic light point.

FIRST FLOOR LANDING

Having the loft hatch access, ceiling light point, wall sockets, door into the landing storage cupboard, and door into:

BEDROOM ONE

14' 00" x 10' 05" (4.27m x 3.18m)

This spacious master bedroom offers fantastic floor space for free standing double bed, free standing bedroom furniture, UPVC double glazed window to the front aspect, ceiling light point, two wall mounted light points, wall sockets, television connection point, radiator.

BEDROOM TWO

15' 09" x 8' 10" (4.8m x 2.69m)

Being a double bedroom and having UPVC double glazed window to the rear, ceiling light point, radiator, wall socket and ample floor space for free standing bedroom furniture.

BEDROOM THREE

11' 09" x 11' 11" (3.58m x 3.63m)

Currently being utilized as a dressing room this double third



bedroom has open recess with fitted hanging rail, ceiling light point, radiator, wall sockets, UPVC double glazed window to the front aspect.

FAMILY BATHROOM

6' 05 " x 10' 10" (1.96m x 3.3m)

Benefiting from having half tiled surround a matching suite which comprises of close coupled WC, hand wash basin with hot and cold mixer tap over and toiletry storage beneath, P shaped bath with hot and cold mixer tap and 'Bristan' shower fitment above with curved glass side screen, obscure UPVC double glazed windows to both the side and rear aspect, ceiling down lighters, extractor fan, wall mounted towel rail and tiled flooring.

OUTSIDE

GARAGE

Having a remote control shutter door UPVC double glazed window to the side, and matching door open to the side aspect with the garage itself offering ample storage space along with off road parking facilities, wall sockets, ceiling light point and wall mounted combination boiler.

REAR GARDEN

This attractive rear garden begins with the slabbed paved patio area offering out door seating and entertainment space with an immaculately kept lawned area with shaped borders surround having 'Cotswolds' stone gravel, a variety of ever green and shrubbery continuing path leads to the side entrance gate with timber fencing to all 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.

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 Staffordshire
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

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