



Westmorland Close

Fazeley, Tamworth, Staffordshire, B78 3XA

£210,000

Property Features

- End Terraced House
- No Chain
- Quaint Position
- Lounge
- Kitchen
- Conservatory
- Master Bedroom
- Main Bathroom
- Freehold
- Viewing Advised

Full Description

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

This attractive end terrace is tucked neatly away from the road with tarmac pathways leading to the fore of the property overlooking a verdant green frontage and having a tarmac driveway just a short distance from the property 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.

GROUND FLOOR

Upon entry to the property you are met with an entrance porch providing access to stairs off to the first floor landing with a door leading you through to the main lounge and point of reception for the property, further to that is the kitchen with a matching range of fitted base units which carries on through to the conservatory looking out onto the rear garden.

LOUNGE

KITCHEN

CONSERVATORY

FIRST FLOOR

Offering access to the loft hatch and doors off to all



bedrooms with the main bedroom being a well-proportioned double bedroom and the second bedroom providing fantastic space for a range of uses and then having the bathroom which is a well fitted three-piece suite with complimentary tiled surround.

BEDROOM ONE

BEDROOM TWO

BATHROOM

OUTSIDE

The rear of the property offers a relaxing low maintenance approach with the majority of space being slab-paved with neat flowerbeds and mature shrubbery lining the borders of the garden which are enclosed 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.

VIEWINGS

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





Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	61 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