



Mill Lane

Fazeley, Tamworth, B78 3QD

£115,000

# Property Features

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- Charming Maisonette
- Exceptional Opportunity for FTB's and Investors
- Private Reception Porch
- Spacious Family Lounge
- Well Appointed Kitchen
- Two Generously Sized Bedrooms
- Family Bathroom
- Private Rear Garden
- Private Car Park At The Rear
- No Onward Chain

## Full Description

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Nestled within the heart of a desirable residential area, this charming maisonette offers an exceptional opportunity for first-time buyers, investors, or those looking to downsize. Perfectly positioned in the vibrant Fazeley Village, it boasts convenient access to a wealth of local amenities alongside tranquil canal towpath walks, combining modern living with a serene lifestyle.

Offered with no onward chain, this home provides a blank canvas, ready for you to add your personal touch.

### INTERNAL

Upon entering, a private reception porch welcomes you, with stairs leading to the main accommodation. A bright and airy hallway acts as the central hub, offering access to all areas of this well-proportioned home.

The spacious family lounge provides an inviting and versatile living area, ideal for relaxation or entertaining, with ample space for freestanding furnishings. Adjacent, the well-appointed kitchen features a range of matching base units, roll-top work surfaces, and space for essential appliances, making it both functional and stylish.

Two generously sized bedrooms further enhance the home's appeal, offering flexible living arrangements to suit your lifestyle. Completing the interior, the sleek family bathroom is fitted with a contemporary three-piece suite, combining practicality with elegance.





#### ENTRANCE HALL

11' 1" x 3' 2" (3.39m x 0.98m)

#### LOUNGE

13' 7" x 13' 4" (4.15m x 4.08m)

#### KITCHEN

9' 0" x 8' 6" (2.75m x 2.61m)

#### BEDROOM ONE

12' 5" x 9' 8" (3.79m x 2.95m)

#### BEDROOM TWO

8' 6" x 6' 9" (2.61m x 2.07m)

#### BATHROOM

8' 6" x 5' 10" (2.61m x 1.80m)

#### EXTERNAL

Parking facilities are located at the rear of the property with a private car park offering one allocated parking space in addition to further visitor parking bays.

#### REAR GARDEN

Outside, the property boasts a private rear garden, bordered by charming picket fencing, creating a peaceful retreat to enjoy the outdoors.



## ANTI MONEY LAUNDERING

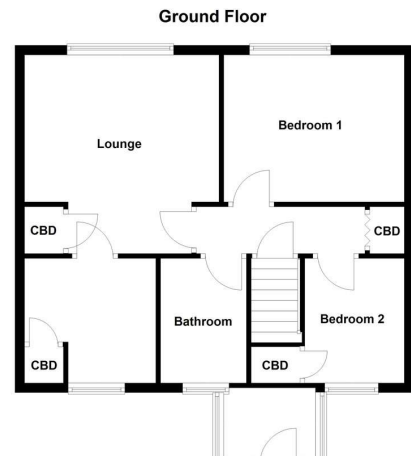
In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the Taylor Cole Estate Agents once an offer has been submitted and accepted (subject to contract) prior to Solicitors being instructed.

## TENURE

We have been advised by the current owner that the property is leasehold but have not inspected a copy of the lease. Prospective buyers are advised to verify this information with their solicitor/legal representative.

## VIEWING

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



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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