



Mayfair Drive
Fazeley, Tamworth, B78 3TG

Offers Over £420,000

Property Features

- Detached family home offering spacious and versatile accommodation
- Four well proportioned bedrooms including a principal bedroom with en suite
- Multiple reception rooms ideal for family living and entertaining
- Bright conservatory with under floor heating providing all year around additional living space
- Modern kitchen breakfast room with separate utility room
- Ground floor guest cloakroom for added convenience
- Garage with driveway providing off road parking
- Well maintained rear garden with patio, lawn areas and a gorgeous view.
- Sought after residential location ideal for families
- No Chain



Full Description

This well presented detached family home offers generous and versatile accommodation arranged over two floors. The property benefits from multiple reception spaces, four bedrooms including an en suite, and a well maintained garden, making it ideal for growing families or those seeking flexible living.

THE FORE

Set back from the road, the property features a driveway providing off road parking alongside access to the garage. The frontage is attractively presented with established planting, a welcoming porch, and a smart brick facade that creates strong kerb appeal.

GROUND FLOOR

The ground floor comprises a welcoming entrance hall with stairs to the first floor, a spacious living room with garden outlook, and a separate dining room ideal for entertaining. The kitchen breakfast room offers ample storage and worktop space and leads through to a useful utility room and guest cloakroom. A bright conservatory provides additional living space and enjoys views over the rear garden.

LIVING ROOM

16' 2" x 11' 1" (4.93m x 3.38m)

DINING ROOM

10' 2" x 9' 1" (3.1m x 2.77m)

CONSERVATORY

12' 6" x 10' 9" (3.81m x 3.28m)

KITCHEN/BREAKFAST ROOM

10' 8" x 10' 1" (3.25m x 3.07m)



UTILITY ROOM

6' 9" x 5' 7" (2.06m x 1.7m)

WC

5' 7" x 2' 8" (1.7m x 0.81m)

FIRST FLOOR

Upstairs, the first floor hosts four well proportioned bedrooms, including a principal bedroom with en suite shower room, along with a modern family bathroom accessed from the central landing.

BEDROOM ONE

13' 7" x 12' 4" (4.14m x 3.76m)

BEDROOM ONE EN-SUITE

7' 1" x 5' 4" (2.16m x 1.63m)

BATHROOM

7' 5" x 6' 9" (2.26m x 2.06m)

BEDROOM TWO

11' 7" x 8' 5" (3.53m x 2.57m)

BEDROOM FOUR

10' x 8' 4" (3.05m x 2.54m)

BEDROOM THREE

10' 1" x 9' 7" (3.07m x 2.92m)

THE REAR

To the rear, the property boasts a generous and well maintained garden with patio seating areas and a large lawn, offering excellent space for outdoor dining and family use. The garden enjoys a good degree of privacy and provides access back to the conservatory and rear of the property, as well as a sizeable summer house, completing this attractive family home.

GARAGE

18' x 7' 9" (5.49m x 2.36m)

SUMMERHOUSE

7' 3" x 7' 2" (2.21m x 2.18m)

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

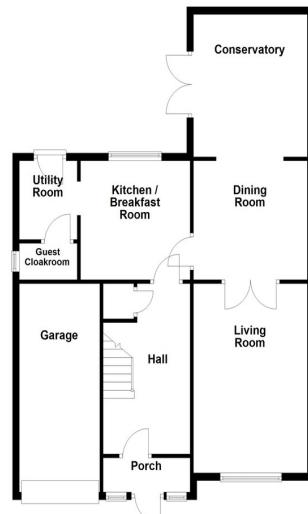
We have been advised that this property is freehold however, prospective buyers are advised to verify the position with their solicitor / legal representative.

VIEWING

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



Ground Floor



First Floor



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	60 D	66 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