



Mayfair Drive

Fazeley, Tamworth, B78 3TG

£440,000



# Property Features

- Beautifully presented four-bedroom detached family home
- Spacious open-plan dining kitchen finished to a high standard
- Large living room with garden views and flexible layout
- Separate home office ideal for remote working
- Utility room and ground-floor WC for everyday convenience
- Impressive principle bedroom with fitted wardrobes and en-suite
- Three further well-sized bedrooms filled with natural light
- Modern family bathroom with contemporary fittings
- Generous private rear garden with lawn and patio
- Large driveway providing ample off-road parking

## Full Description

This outstanding four-bedroom detached family home has been beautifully modernised throughout and offers an impressive amount of living space, including a large living room, an expansive open-plan dining kitchen, a home office, utility room, ground-floor WC and a luxurious principle bedroom with en-suite. With a generous rear garden, excellent presentation and a highly practical layout, this home is perfect for growing families seeking both style and space.

### THE FORE

The property sits proudly behind a spacious driveway providing ample off-road parking. The modern frontage, smart brickwork, and attractive porch create a welcoming first impression that reflects the quality found throughout the home.

### GROUND FLOOR

The porch opens into a bright entrance hall leading through to the main living accommodation. To the front, a dedicated home office provides an ideal workspace or study area. A separate utility room and ground-floor WC add excellent practicality.

The heart of the home is the large open-plan dining kitchen, beautifully finished with contemporary units, generous work surfaces and space for a family dining table. The entry hall flows seamlessly into the spacious living room, which enjoys garden views and offers flexible layout options. Storage cupboards off the hallway ensure everyday convenience.

### LIVING ROOM

24' 2" x 14' 7" (7.37m x 4.44m)

### OPEN PLAN DINING ROOM/KITCHEN

25' 8" x 8' 8" (7.82m x 2.64m)



## OFFICE

12' 3" x 7' 6" (3.73m x 2.29m)

## UTILITY ROOM

6' 3" x 4' 2" (1.91m x 1.27m)

## WC

7' 9" x 3' 1" (2.36m x 0.94m)

## FIRST FLOOR

The first floor comprises four well-proportioned bedrooms. The impressive principle bedroom includes fitted wardrobes and a modern en-suite shower room. Bedrooms two, three and four are all bright and spacious, ideal for children, guests or hobby rooms. A stylish family bathroom completes the upstairs accommodation. Additional storage is provided via a built-in cupboard on the landing.

## BEDROOM ONE

13' 3" x 12' 3" (4.04m x 3.73m)

## BEDROOM ONE EN-SUITE

5' 8" x 5' 8" (1.73m x 1.73m)

## BEDROOM TWO

14' 8" x 8' 2" (4.47m x 2.49m)

## BEDROOM THREE

10' 9" x 8' 3" (3.28m x 2.51m)

## BEDROOM FOUR

10' 4" x 9' 5" (3.15m x 2.87m)

## BATHROOM

6' 7" x 6' 2" (2.01m x 1.88m)

## THE REAR

The enclosed rear garden offers excellent outdoor space for families, with lawned areas, patio seating and mature boundaries creating a private and enjoyable setting. The size and layout make it perfect for entertaining, children's play, or simply relaxing 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





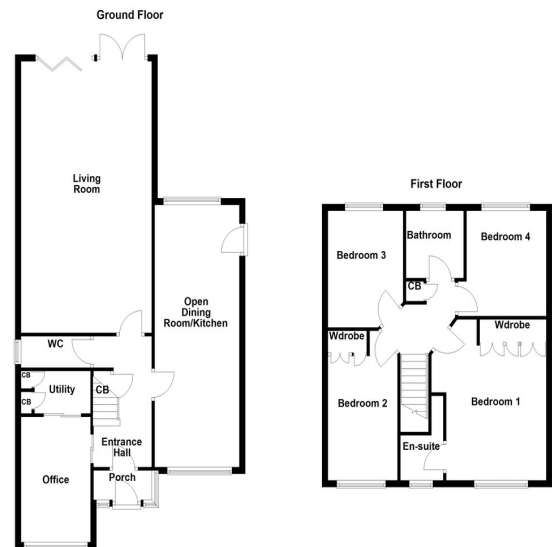
contract) prior to Solicitors being instructed.

## TENURE

We have been advised 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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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