



## The Laurels

Fazeley, Tamworth, , B78 3EJ

Offers Over £367,500

# Property Features

- Spacious three storey family home in a sought after area
- Large open plan kitchen and dining room with garden access
- Bright first floor living room with generous proportions
- Principal bedroom with dressing room and adjoining bathroom
- Second bedroom with en suite shower room
- Three further bedrooms on the top floor ideal for family or guests
- Ground floor WC and ample built in storage throughout
- Integral garage and driveway providing off street parking
- Private rear garden with lawn and patio area
- Modern neutral decor ready for immediate occupation

## Full Description

This spacious three storey home offers flexible modern living with generous proportions and a layout ideal for family life. Set in a desirable residential location, the property combines contemporary design with practical features including multiple bathrooms, built in storage and private outdoor space.

### THE FORE

At the front, the property presents an attractive facade with a neat driveway and access to an integral garage providing secure parking and additional storage options.

### GROUND FLOOR

The ground floor features an inviting entrance hall with a convenient WC and access to the garage. To the rear, there is a large open kitchen and dining room that forms the heart of the home, complete with French doors leading to the garden which allow plenty of natural light to fill the space.

### OPEN KITCHEN/DINING AREA

16' 1" x 13' (4.9m x 3.96m)

### WC

5' 5" x 2' 9" (1.65m x 0.84m)

### FIRST FLOOR

On the first floor, there is a bright and spacious living room perfect for relaxing or entertaining. The principal bedroom is also located on this floor and benefits from a dedicated dressing room and access to a modern bathroom.

### LIVING ROOM

16' 1" x 13' (4.9m x 3.96m)

### DRESSING ROOM





4' 6" x 4' 4" (1.37m x 1.32m)

#### BEDROOM ONE

16' 1" x 9' 7" (4.9m x 2.92m)

#### BATHROOM

8' 4" x 4' 6" (2.54m x 1.37m)

#### SECOND FLOOR

The second floor provides three further bedrooms including a second bedroom with an en suite shower room. There is also a family bathroom serving the remaining bedrooms, offering excellent accommodation for guests or children.

#### BEDROOM TWO

11' 2" x 11' 2" (3.4m x 3.4m)

#### BEDROOM TWO EN-SUITE

7' 5" x 5' 2" (2.26m x 1.57m)

#### BEDROOM THREE

13' 6" x 8' 9" (4.11m x 2.67m)

#### BEDROOM FOUR

9' 8" x 6' 9" (2.95m x 2.06m)

#### BATHROOM

8' 1" x 5' 5" (2.46m x 1.65m)

#### THE REAR

To the rear, the property enjoys a private garden laid to lawn with fenced boundaries, creating an ideal space for outdoor dining or family activities.

There is a bus stop right outside the property gates for convenient transport links.

#### GARAGE

19' 3" x 8' 4" (5.87m x 2.54m)

#### 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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	80 C	
55-68	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