

£1,145 pcm



Reindeer Road, Fazeley, Tamworth, Staffordshire. B78 3SL

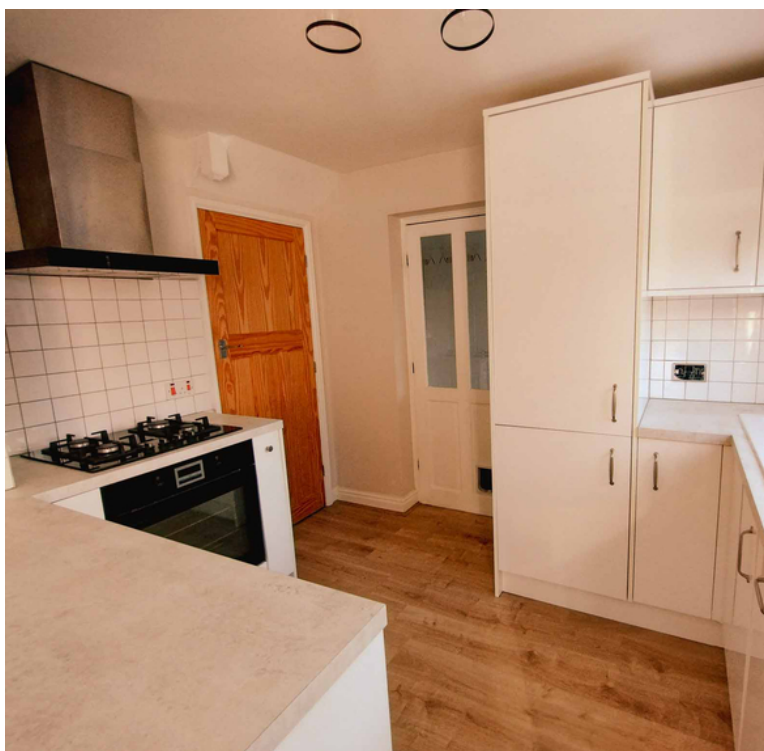
- WELL SITUATED LARGER STYLE SEMI-DETACHED
- THREE GOOD BEDROOMS
- GOOD SIZE LOUNGE
- OPEN PLAN KITCHEN / DINING ROOM
- SEPARATE UTILITY
- SIDE GARAGE
- WELL ENCLOSED REAR GARDEN
- UNFURNISHED
- AVAILABLE NOW
- BOND £1320
- EPC

PROPERTY DESCRIPTION

This very well presented semi-detached residence occupies a pleasant position on this very popular estate situated between Fazeley village centre and Mile Oak. All the usual amenities are within comfortable reach including regular bus services along Lichfield Road and a local convenience store on the estate. Fazeley village centre is within walking distance, whilst Ventura retail park and Tamworth town centre are just under 2 miles distance.

Constructed in brick beneath a pitched tiled roof, the residence stands back from the roadway behind a neat foregarden having wide block paved driveway affording off road parking for two cars and providing access to the built on side garage.

Having the benefit of gas central heating via radiators and white UPVC framed double glazed windows the accommodation briefly comprises:



ROOM DESCRIPTIONS

ENTRANCE PORCH

to

ENTRANCE HALL

WELL PROPORTIONED LOUNGE (FRONT)

4.14m x 3.74m (13' 7" x 12' 3") having wide window to foregarden and panel radiator.

WIDE ARCHWAY GIVES ACCESS TO THE

SPACIOUS OPEN PLAN KITCHEN DINING ROOM

4.74m x 2.95m (15' 7" x 9' 8") narrowing to 2.21m in the dining area

DINING AREA

having wide picture window to rear garden and double panel radiator.

KITCHEN AREA

having good range of white fronted units beneath pale granolithic effect work surfaces including work surface with inset sink and drainer, having built in automatic dishwasher and cupboards beneath, flanked by tower unit incorporating a built in fridge and freezer, further L-shaped work surface with inset four ring gas hob, having built in electric oven and cupboards and drawers under, a divisional peninsular unit separating the dining area, matching wall mounted cupboards and brushed steel extractor above the hob, window to rear garden, cooker panel, gas and power points.

USEFUL SHELVED CUPBOARD OFF

ALSO LEADING OFF IS THE

SPACIOUS UTILITY ROOM

3.5m x 2.17m (11' 6" x 7' 1") again having a built in white fronted units beneath dark granolithic effect work surfaces including work surface with cupboards beneath, further work surface with recess under for automatic washing machine and cupboard under, white UPVC part glazed door and window to rear garden, matching wall mounted cupboard, further double door storage cupboard and double panel radiator.

STAIRWAY FROM RECEPTION HALL GIVES ACCESS TO FIRST FLOOR LANDING

having side window and off which lead

THREE GOOD BEDROOMS AND BATHROOM

BEDROOM ONE (FRONT)

4.02m x 2.77m (13' 2" x 9' 1") having wide picture window to roadway and panel radiator. The large free standing wardrobe is included in the tenancy.

BEDROOM TWO (REAR)

2.88m x 2.49m excluding wardrobe recess (9' 5" x 8' 2") having built in full height mirror fronted wardrobes, picture window to rear garden and panel radiator.

BEDROOM THREE (FRONT)

3.1m including small stairhead x 1.72m (10' 2" x 5' 8") having front and side windows and panel radiator.

BATHROOM

having ceramic tiling to full height on all walls and suite comprising panelled bath with independent electric shower, basin set into vanity unit and close coupled WC, obscured glass window, wall mounted extractor and chrome heated towel rail.

CUPBOARD OFF LANDING

housing the Worcester combination gas fired boiler which provides central heating and domestic hot water.

OUTSIDE.

To the side of the residence approached via a block paved driveway is the

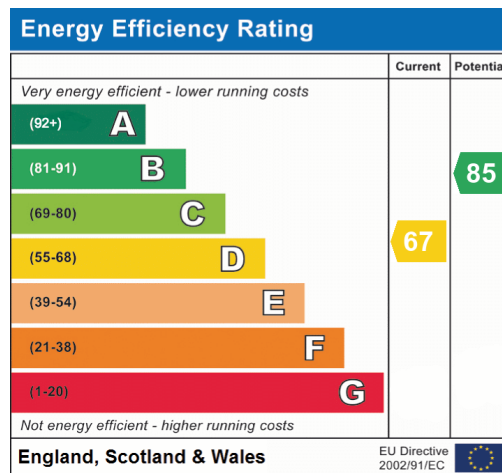
SIDE GARAGE

4.72m x 2.41m (15' 6" x 7' 11") having up and over entrance door, two side windows, electric light, power point and fire retarding rear personal exit door.

ATTRACTIVELY LAID OUT WELL MAINTAINED FAIRLY SECLUDED REAR GARDEN

having gated pedestrian side entrance, full width block paved patio, lawn with stepping stone pathway to further patio with shrub borders. The garden is enclosed on all sides by tall close board fencing and included in the tenancy is the substantial garden shed.





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