



21 Fisher Close, Coton Green, Tamworth, Staffordshire,
B79 8FE

Bill Tandy
and Company
INDEPENDENT PROFESSIONAL ESTATE AGENTS

**21 Fisher Close, Coton Green,
Tamworth, Staffordshire, B79 8FE**

£335,000

Offers in Region of

Bill Tandy and Company, Lichfield, have the pleasure in offering for sale this recently built and contemporary detached family home, built by Charles Church. The property is located on the popular north side of Tamworth off Coton Lane and is superbly situated within close proximity of a range of highly sought after schools, Tamworth town centre and the cathedral city of Lichfield. Positioned on a generous sized plot, the property comprises reception hall, guests cloakroom, lounge, superb open plan dining kitchen with access to garden, utility room, three first floor bedrooms, en suite shower room and family bathroom. Outside there is parking to the side extending to the rear garage and there are gardens to front and rear.



CANOPY PORCH

leading the front entrance door which opens to:

RECEPTION HALL

having LVT floor, stairs to first floor with under stairs storage cupboard, double glazed window to side, radiator and doors open to:

GUESTS CLOAKROOM

having radiator, LVT floor and suite comprising corner pedestal wash hand basin with tiling surround and low flush W.C.

LOUNGE

3.81m x 3.61m (12' 6" x 11' 10") having double glazed window to front, radiator and LVT floor.

OPEN PLAN DINING KITCHEN

5.41m x 2.71m (17' 9" x 8' 11") this superb dining kitchen has wood style LVT floor, double glazed windows to rear and side, double glazed French doors to rear garden, radiator, modern contemporary base cupboards and drawers surmounted by round edge work tops and matching upstand splashbacks, stainless steel one and a half bowl sink with drainer, inset oven with four ring gas hob and extractor fan above and spaces suitable for dishwasher and fridge/freezer.

UTILITY ROOM

2.21m x 1.5m (7' 3" x 4' 11") having an obscure double glazed door to side, LVT floor, radiator, Ideal Logic boiler and round edge work top with base storage cupboards provides space for washing machine and tumble dryer.

FIRST FLOOR LANDING

having loft access, generous sized store cupboard/wardrobe and doors open to:



MASTER BEDROOM

3.81m into recess x 3.17m (12' 6" into recess x 10' 5") having double glazed window to front, radiator and door to:

EN SUITE SHOWER ROOM

1.69m x 1.67m (5' 7" x 5' 6") having an obscure double glazed window to front, radiator and modern white suite comprising pedestal wash hand basin with tiling surround, low flush W.C. and shower cubicle with shower appliance over and spotlighting.

BEDROOM TWO

2.80m x 2.78m (9' 2" x 9' 1") having double glazed window to rear and radiator.

BEDROOM THREE

2.79m x 2.40m (9' 2" x 7' 10") having double glazed windows to rear and side and radiator.



FAMILY BATHROOM

1.97m x 1.59m (6' 6" x 5' 3") having double glazed window to side, radiator and modern white suite comprising pedestal wash hand basin with tiling surround, low flush W.C. and bath with shower appliance over, tiled surround, shower screen and spot lighting.

OUTSIDE

To the front of the property is a lawned foregarden with hedged perimeter, and to the side is a driveway providing parking and which leads up to the garage, and there is a side gate. To the rear is a paved patio area with shaped lawn beyond, a range of trees for screening, a further garden area behind the garage and fenced surround.

GARAGE

(not measured) approached via an up and over entrance door.

COUNCIL TAX

Band D.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		95
(81-91)	B	84	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

TENURE

Our client advises us that the property is Freehold. Should you proceed with the purchase of the property these details must be verified by your solicitor.



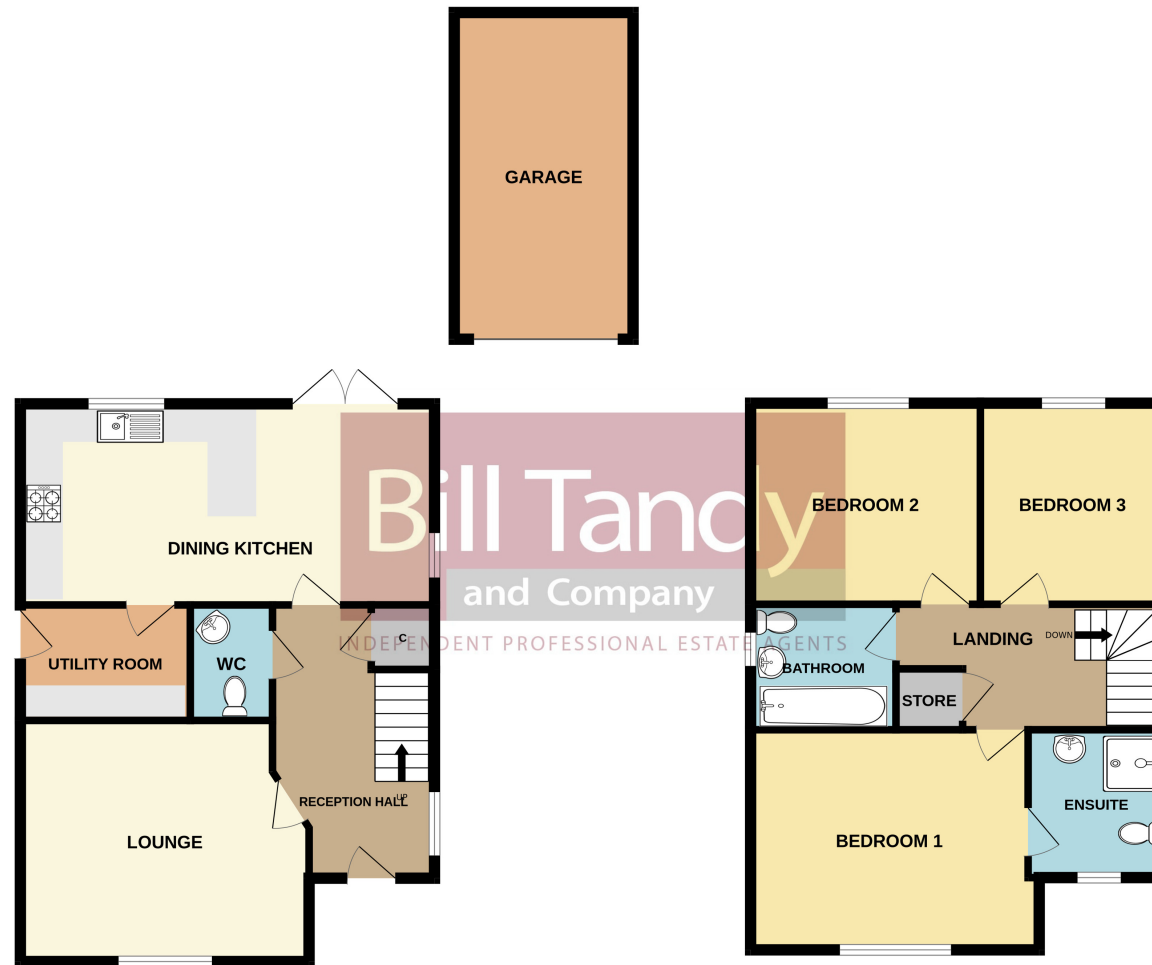
VIEWING

By arrangement with the Selling Agents, Bill Tandy and Company, 3 Bore Street, Lichfield, Staffordshire, WS13 6LJ on 01543 419400 or lichfield@billtandy.co.uk

Whilst we endeavour to make our sales details accurate, if there is any point which is of importance to you, please contact the office, particularly if travelling some distance to view the property. Likewise the mention of any appliance and/or services does not imply that they are in full and efficient working order.

GROUND FLOOR

1ST FLOOR



21 FISHER CLOSE TAMWORTH B79 8FE

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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