



New Mill Lane, Fazeley
Tamworth, B78 3RX

Offers Over £399,000

Welcome to New Mill Lane.

This exclusive private road is situated off Coleshill Road opposite the Fazeley Mill Marina, and overlooking the Mill Brook. An impressive characterful home which has been thoroughly modernised throughout to provide brilliantly finished accommodation for any families searching in the area, and still provides ample potential to expand further (subject to relevant permissions)

Approached via a paved driveway with ample parking space, the internal accommodation greets you with a bright spacious living room with log burner, which leads past a guest W.C. into an attractive open plan kitchen/diner space.

The main kitchen area overlooks a beautiful rear garden and features modern fitted appliances throughout, as well as a breakfast bar, ample fitted storage, an attractive bench and a fantastic social/dining space.

Upstairs off the landing are three double bedrooms providing ample space to grow into, plus a large family bathroom.

Outside is a truly wonderful plot. This garden features a huge social patio area, with an external storage room and impressively converted bar/study space with versatile use to suit any needs, plus a vast lawn area with private fenced enclosure and large side access.

Tenure: Freehold
Council Tax Band: D



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Lounge
20' 8" x 13' 2" (6.29m x 4.01m)

Kitchen Area
17' 4" x 7' 7" (5.29m x 2.30m)

Dining Area
12' 0" x 11' 5" (3.66m x 3.48m)

Downstairs W.C.
4' 1" x 2' 11" (1.25m x 0.89m)

Bedroom One
12' 7" x 7' 10" (3.83m x 2.38m)

Bedroom Two
12' 0" x 9' 11" (3.65m x 3.01m)

Bedroom Three
12' 0" x 11' 3" (3.65m x 3.44m)

Bathroom
11' 5" x 5' 11" (3.48m x 1.80m)

External Store
9' 9" x 9' 8" (2.98m x 2.94m)

External Bar/Social Space
13' 5" x 9' 2" (4.09m x 2.80m)



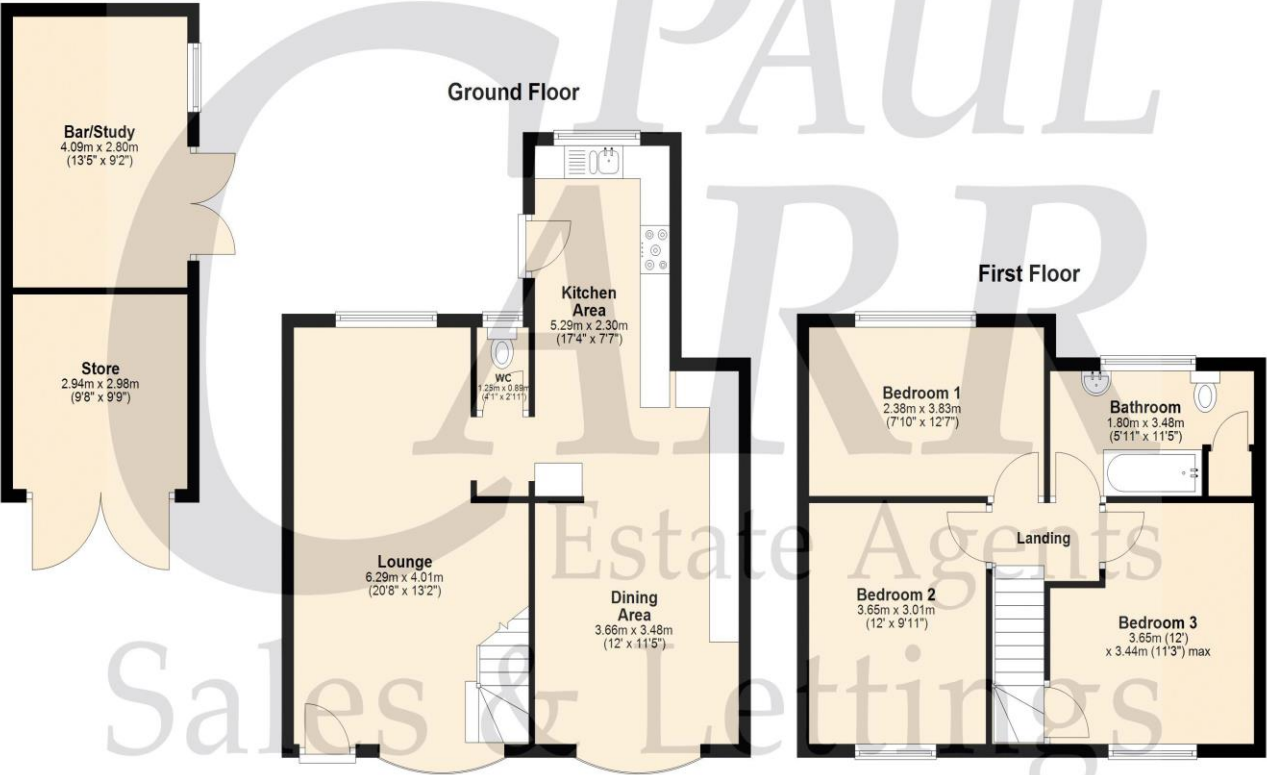




Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only

External Bar/Storage



Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

Map Location









Agent's Note:

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract.

Came on the market: Feb 25