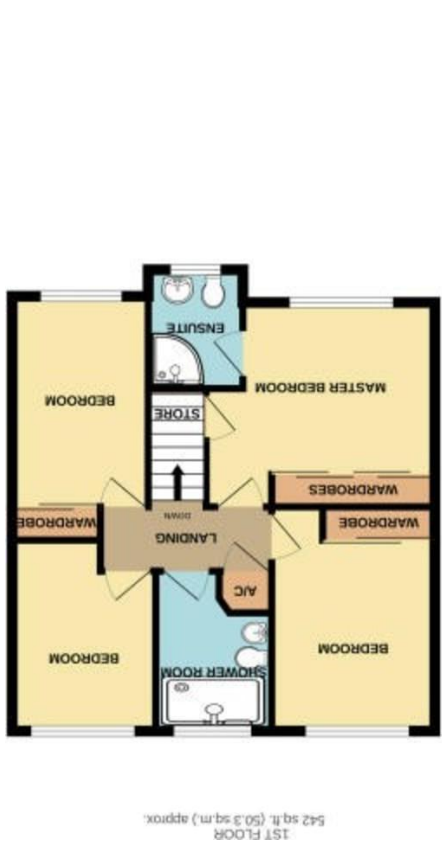


**GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
 NOT TO SCALE: THIS IS AN APPROXIMATE**

These drawings are not made to scale and are for illustrative purposes only. Measurements are approximate and should not be used for any legal or financial purposes. The architect, agent and developer accept no liability for any errors or omissions. The drawings are not to be used for any other purpose without the written consent of the architect, agent and developer.



If you require the full EPC certificate direct to your email address please contact the sales branch marketing this property and they will email the EPC certificate to you in a PDF format
 Please note that on occasion the EPC may not be available due to reasons beyond our control, the Regulations state that the EPC must be presented within 21 days of initial marketing of the property.
 Therefore we recommend that you regularly monitor our website or email us for updates.
 Please feel free to relay this to your Solicitor or License Conveyor.



Tamworth | 01827 68444 (option 1)



- BEAUTIFULLY PRESENTED
- FOUR BEDROOM DETACHED
- NEWLY FITTED KITCHEN
- SPACIOUS LOUNGE
- SEPARATE DINING ROOM
- CONSERVATORY

Devonshire Drive, Fazeley, Tamworth, B78 3XZ

£375,000



Property Description

With a front garden with lawn, tarmac driveway to front with ample parking for three cars off road.

Up and over garage door, side entry and composite front door to entrance hallway

LIVING ROOM 14' 7" x 12' 6" (4.44m x 3.81m) With laminated flooring, UPVC bay windows to front, fireplace, radiator, door to kitchen and opening to;

DINING ROOM 8' 10" x 8' 5" (2.69m x 2.57m) With continuing laminated flooring from living room. radiator and UPVC bi-fold doors to;

CONSERVATORY 10' 7" x 10' 3" (3.23m x 3.12m) With laminated flooring, electric wall mounted heater, UPVC windows and French doors to rear garden

KITCHEN 14' 7" x 8' 6" (4.44m x 2.59m) With ceramic tiled flooring, two UPVC double glazed windows to rear garden, worktops with matching wall and base units. UPVC door to side entry, integrated oven, five ring gas hobs, electric extractor fan, space and power for tall free standing fridge/freezer, heated rail and door to guest WC and garage

WC 4' 3" x 3' 10" (1.3m x 1.17m) With ceramic tiled flooring, hand wash basin, WC, heated towel rail and obscured UPVC double glazed window

GARAGE 18' 1" x 7' 11" (5.51m x 2.41m) With internal door and up and over door to front
(Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

MASTER BEDROOM 12' 3" x 11' 3" (3.73m x 3.43m) Large double bedroom with carpeted flooring, radiator, built in wardrobe, storage and its own;

EN SUITE 5' 9" x 4' 10" (1.75m x 1.47m) With ceramic tiled flooring, full height cladding to walls and to ceiling. Heated towel rail, obscured UPVC double glazed window, hand wash basin, WC and corner shower cubicle with electric shower

BEDROOM TWO 11' 10" x 7' 11" (3.61m x 2.41m) Double bedroom with carpeted flooring, radiator and built in wardrobe

BEDROOM THREE 12' x 9' (3.66m x 2.74m) Double bedroom with carpeted flooring, radiator and built in wardrobe

BEDROOM FOUR 10' x 7' 11" (3.05m x 2.41m) Double bedroom with carpeted flooring, radiator

SHOWER ROOM 6' 4" x 6' 7" (1.93m x 2.01m) Walk in modern shower room, with ceramic tiled flooring with heating beneath, shower cubicle with obscured UPVC double glazed window. WC and hand wash basin, with heated towel rail



OUTSIDE A beautifully maintained and mature garden. with patio area, lawned area and side gate.

Council Tax Band D - Tamworth

Predicated mobile phone coverage and broadband services at the property :-

Mobile coverage - voice and data available for EE, Three, O2 and Vodafone.

Broadband coverage:-

Broadband Type = Standard. Highest available download speed 10 Mbps.
Highest available upload speed 0.9 Mbps.
Broadband Type = Superfast. Highest available download speed 157 Mbps.
Highest available upload speed 21 Mbps.
Broadband Type = Ultrafast. Highest available download speed 1000 Mbps.
Highest available upload speed 50 Mbps.

Networks in your area - Openreach, Virgin Media

FIXTURES AND FITTINGS as per sales particulars.

TENURE

The Agent understands that the property is freehold. However we are still awaiting confirmation from the vendors Solicitors and would advise all interested parties to obtain verification through their Solicitor or Surveyor.

GREEN AND COMPANY has not tested any apparatus, equipment, fixture or services and so cannot verify they are in working order, or fit for their purpose. The buyer is strongly advised to obtain verification from their Solicitor or Surveyor. Please note that all measurements are approximate.

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