

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



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)



- THE ENGINE HOUSE
- CHARACTER PROPERTY
- GUEST WC
- OPEN PLAN KITCHEN DINER
- SPACIOUS LOUNGE
- BEDROOM



The Engine House, Tolson Court, Fazeley, Tamworth,
B78 3UZ

£215,000



Property Description

The Engine House, Tolson Mill is a beautifully presented and unique one bedroom three storey property with lots of original features. This property must be viewed to be appreciated.

Approach via path and front door into:-

HALLWAY Storage cupboards, stairs to the first floor.

GUEST WC With low level wc, wash hand basin, tiled splash backs, tiled flooring.

OPEN PLAN KITCHEN DINER 11' 5" x 15' 10" (3.48m x 4.83m) Having a range of modern wall and base units and work surfaces, island, sink with mixer tap, hob, oven and extractor, integrated fridge/freezer and integrated dishwasher, infra red heating to the ceiling and spotlighting.

FIRST FLOOR LANDING Having feature window to front, door leading to a double cupboard housing washing machine and tumble dryer and having storage.

LOUNGE 11' 5" x 16' (3.48m x 4.88m) Having feature window with window shutters, infra red heating and central heating radiator.

SECOND FLOOR LANDING With feature window .

BATHROOM 7' 1" x 4' 9" (2.16m x 1.45m) With walk-in double shower, mixer shower, spotlighting and tiled floors and walls.

BEDROOM 11' 5" x 13' 4" (3.48m x 4.06m) Having feature window , infra red heating and spotlighting and fitted wardrobe with sliding doors.

Council Tax Band C - Lichfield District Council

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

Mobile coverage for:

EE and Vodafone - Variable in-home, good outdoor

O2 - Good in-home and outdoor

Three - Good (outdoor only)

Broadband coverage:-

Broadband Type = Standard Highest available download speed 16 Mbps.

Highest available upload speed 11 Mbps.

Broadband Type = Superfast Highest available download speed 80 Mbps.

Highest available upload speed 20 Mbps.

Broadband Type = Ultrafast Highest available download speed 2000 Mbps.

Highest available upload speed 2000 Mbps.

Networks in your area:- O penreach, Lightspeed Broadband

The mobile and broadband information above has been obtained from the Mobile and Broadband checker - Ofcom website.

Sellers are asked to complete a Property Information Questionnaire for the benefit of buyers. This questionnaire provides further information and declares any material facts that may affect your decision to view or purchase the property. This document will be available on request.

Looking to make an offer? We are committed to finding the right buyer for the right property and try to do everything we can from the outset to ensure the sales we agree, subject to contract, will proceed to completion of contracts within a fair time frame that meets all parties' expectations. At one point during the offer negotiations, one of our branch-based mortgage advisers will call to financially qualify your offer. We recommend that you take this advice before making an offer.

BUYERS COMPLIANCE ADMINISTRATION FEE: in accordance with the Money Laundering Regulations 2007, Estate Agents are required to carry out due diligence on all clients to confirm their identity, including eventual buyers of a property. Green and Company use an electronic verification system to verify Clients' identity. This is not a credit check, so it will have no effect on credit history. By placing an offer on a property, you agree (all buyers) that if the offer is accepted, subject to contract, we, as Agents for the seller, can complete this check for a fee of £25 plus VAT (£30 inc VAT), which is non-refundable under any circumstance. A record of the search will be retained securely by Green and Company within the electronic property file of the relevant property.

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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