

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 Conveyancer.

Tamworth | 01827 68444 (option 1)



- UNIQUE OPPORTUNITY TO ACQUIRE
- THREE BEDROOMS
- TWO RECEPTION ROOMS
- REFITTED BATHROOM
- LARGE SOUTH FACING REAR GARDEN



Lichfield Street, Fazeley, Tamworth, B78 3QF

£290,000



Property Description

*** DRAFT DETAILS - AWAITING VENDOR APPROVAL ***

A beautifully presented and immaculate throughout three bed traditional semi detached family home.

Approach via large driveway which is block paved with double garage, path leading to front door with double glazed windows to front and side and further door into:-

SPACIOUS LOUNGE 12' 6" x 11' (3.81m x 3.35m) With double glazed window to front and central heating radiator.

SECOND RECEPTION ROOM 12' 4" x 14' 11" (3.76m x 4.55m) Double glazed window to rear, log burning fire, laminate flooring and double glazed window to side and stairs leading to the first floor.

KITCHEN 7' 7" x 16' 4" (2.31m x 4.98m) Having solid wood work surfaces, wall and base units, tiled flooring and tiled splash backs, double glazed window to rear, double glazed door leading to the garden, plumbing for washing machine, gas hob and extractor and oven.

FIRST FLOOR LANDING With doors to:-

BEDROOM ONE 12' 5" x 11' (3.78m x 3.35m) Having double glazed window to front and central heating radiator.

BEDROOM TWO 9' 6" x 11' 10" (2.9m x 3.61m) Double glazed window to rear and central heating radiator.

BEDROOM THREE 4' 4" x 7' 9" (1.32m x 2.36m) With double glazed window to side and central heating radiator.

BATHROOM 7' 7" x 8' 2" (2.31m x 2.49m) With bath with shower over, low level wc, wash hand basin with vanity, heated towel rail, spotlighting, double glazed window to rear.

REAR GARDEN Having landscaped patio area, lawned area and shrub and plant borders.

DOUBLE GARAGE 13' 7" x 24' 7" (4.14m x 7.49m) With double opening doors to the front, side door and power.

(Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

Council Tax Band B - Lichfield District Council

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

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

Broadband coverage:-

Broadband Type = Standard Highest available download speed 6 Mbps. Highest available upload speed 0.8 Mbps.

Broadband Type = Superfast Highest available download speed 58 Mbps. Highest available upload speed 13 Mbps.

Broadband Type = Ultrafast Highest available download speed 2000 Mbps. Highest available upload speed 2000 Mbps.

Networks in your area:- Virgin Media, Lightspeed Broadband, Openreach

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.

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 Conveyer.

WANT TO SELL YOUR OWN PROPERTY?
CONTACT YOUR LOCAL GREEN & COMPANY BRANCH ON 01827 68444