

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 Conveyer.



Tamworth | 01827 68444 (option 1)



- STUNNING CANAL SIDE PROPERTY
- THREE BEDROOMS
- DRIVEWAY
- GARAGE
- KITCHEN
- LOUNGE

Somerset Close, Fazeley, Tamworth, B78 3XH

Offers In Excess Of
 £360,000



Property Description

A three bedroom detached family home set in a unique canal-side position on the stunning estate of County Drive.

Approach the property via the driveway which has single garage to the rear of the property, gated access to a fore-garden with lawn and hedge border, shrub and plants, front door into:-

SPACIOUS HALLWAY Wood effect flooring, door to:-

GUEST WC Having low level w.c, double glazed window to front and wash hand basin.

LIVING ROOM 9' 6" x 15' 9" (2.9m x 4.8m) With double glazed window to front and sliding doors to the garden, feature fireplace and central heating radiator.

DINING ROOM 9' 1" x 10' (2.77m x 3.05m) Double glazed window to front and central heating radiator.

KITCHEN 12' 10" x 8' 11" (3.91m x 2.72m) With a range of wall and base units and work surfaces, plumbing for washing machine, sink with mixer tap, oven and gas hob under stairs storage, central heating radiator, tiled flooring, door leading out to the garden, double glazed window to rear.

FIRST FLOOR LANDING Having double glazed window to rear and airing cupboard and doors off to:-

BEDROOM ONE 9' 7" x 13' (2.92m x 3.96m) With double glazed window to rear, central heating radiator, mirror sliding wardrobes.

EN SUITE Having been recently refitted, double walk-in shower, mixer shower and fully tiled walls, low level w.c, wash hand basin and double glazed window to front.

BEDROOM THREE 9' 6" x 6' 9" (2.9m x 2.06m) Double glazed window to rear and central heating radiator.

BEDROOM TWO 9' 6" x 8' 8" (2.9m x 2.64m) Having double glazed window to front and central heating radiator.

BATHROOM 6' 2" x 6' 1" (1.88m x 1.85m) Having bath with shower over, fully tiled walls, low level w.c, pedestal wash hand basin, central heating radiator and double glazed window to front.

GARAGE 16' 7" x 8' 2" (5.05m x 2.49m) Electric up and over door and door leading into garden.

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

REAR GARDEN Walled with lawned area and shrub and plant borders.

Council Tax Band D - Tamworth

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

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



Broadband coverage:-

Broadband Type = Standard Highest available download speed 8Mbps. Highest available upload speed 0.9Mbps.

Broadband Type = Superfast Highest available download speed 107Mbps. Highest available upload speed 20Mbps.

Broadband Type = Ultrafast Highest available download speed 1800Mbps. Highest available upload speed 220Mbps.

Networks in your area:- 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.

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