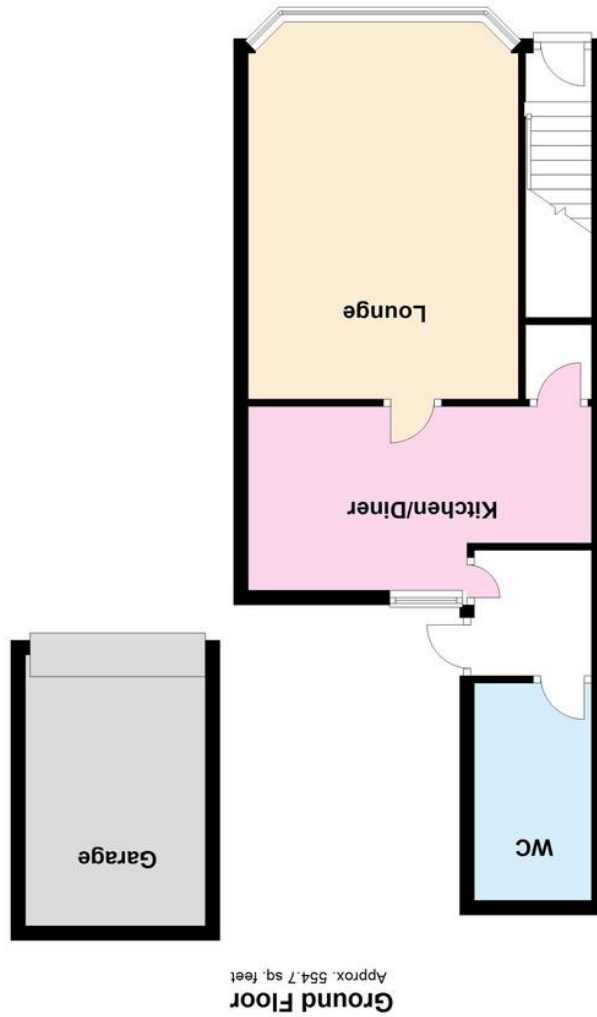
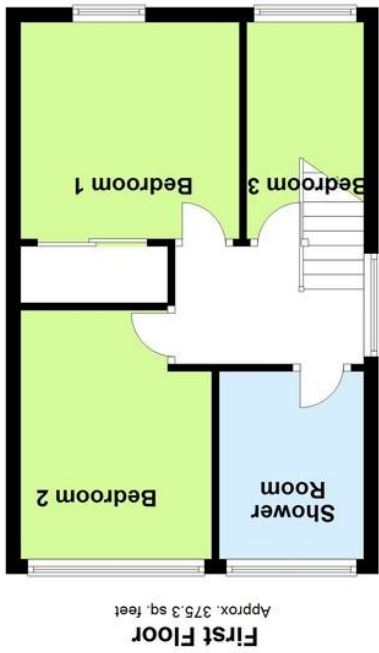
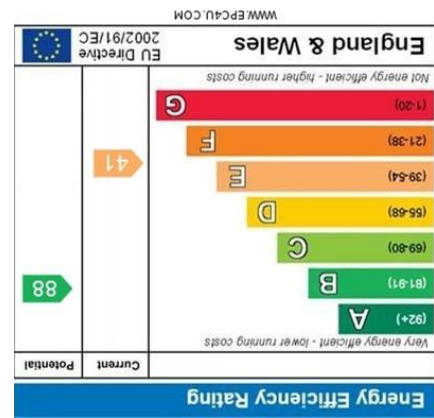


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS  
 NOT TO SCALE: THIS IS AN APPROXIMATE

Total area: approx. 930.0 sq. feet



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)



- THREE BEDROOMS
- SEMI DETACHED
- DRIVEWAY
- GARAGE
- FRONT AND REAR GARDEN
- GUEST WC

Deer Park Road, Fazeley, Tamworth, B78 3SZ

Offers Over £200,000



## Property Description

Deer Park Road is a well presented three bedroom semi-detached. The property briefly comprises; shower room, spacious lounge, kitchen/diner and three bedroom. There is also a shared driveway, garage and front and rear gardens.

Approach the property via the driveway with lawned fore garden, side gated access to the rear.

HALLWAY With stairs leading to the first floor and door into:-

LOUNGE 12' 9" x 15' 8" (3.89m x 4.78m) With gas feature fireplace, central heating radiator and wood flooring.

KITCHEN/DINER 9' 7" x 5' 11" (2.92m x 1.8m) With double glazed window to rear, gas hob, electric oven, plumbing for washing machine, tiled walls, fridge/freezer space, sink with mixer tap and understairs storage cupboard and door leading to rear porch.

GUEST WC Having high level WC and wash hand basin.

FIRST FLOOR LANDING With doors to bedrooms and shower room.

SHOWER ROOM With double glazed window to rear, corner shower cubicle with electric shower, tiled walls, low level WC and wash hand basin.

BEDROOM TWO 9' 5" x 8' 6" (2.87m x 2.59m) With double glazed window to rear and central heating radiator.

BEDROOM ONE 14' 5" x 9' 5" (4.39m x 2.87m) With double glazed window to rear and central heating radiator.

BEDROOM THREE 6' 3" x 11' 6" (1.91m x 3.51m) With double glazed windows to front and central heating radiator.

REAR GARDEN Having paved patio, side gate, lawned area and brick built shed.



GARAGE 8' 4" x 17' (2.54m x 5.18m) With up and over door, power and lighting. (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

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

WANT TO SELL YOUR OWN PROPERTY?

CONTACT YOUR LOCAL GREEN & COMPANY BRANCH ON 01827 68444

