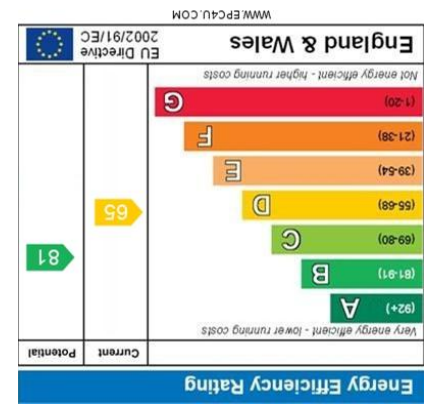


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
NOT TO SCALE: THIS IS AN APPROXIMATE

Total area: approx. 1731.6 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)



- POPULAR COUNTY DRIVE
- LARGE DRIVEWAY
- FOUR BEDROOMS
- REFITTED EN SUITE
- LUXURY BATHROOM
- GUEST WC

County Drive, Fazeley, Tamworth, B78 3XF

Offers In Excess Of
£390,000



Property Description

*** DRAFT DETAILS - A WAITING VENDOR APPROVAL ***

A beautifully presented four bedroom detached.

Approach via large driveway, having lawned fore-garden, sliding doors into:-

ENCLOSED PORCH Further door into:-

HALLWAY Having stairs leading to the first floor.

LOUNGE 16' 2" x 13' 1" (4.93m x 3.99m) With double glazed box window to front, central heating radiator, gas feature fireplace.

DINING ROOM 9' x 10' 4" (2.74m x 3.15m) With central heating radiator, double glazed sliding doors leading to conservatory.

BREAKFAST KITCHEN 13' 4" x 10' 1" (4.06m x 3.07m) With double glazed window to rear, a range of wall and base units with work surfaces, oven, hob and extractor, tiled walls and flooring, stainless steel sink with mixer tap and central heating radiator.

GUEST WC With low level wc, wash hand basin, double glazed window to rear.

REAR PORCH Having tiled flooring and double glazed door leading to the side.

UTILITY ROOM 5' 10" x 5' 1" (1.78m x 1.55m) Having central heating radiator, central heating boiler, wall and base units and sink, plumbing for washing machine.

CONVERTED GARAGE / OFFICE 16' 10" x 7' 5" (5.13m x 2.26m) With double glazed window to front and central heating radiator.

CONSERVATORY 8' 9" x 13' (2.67m x 3.96m) Double glazed and half brick built, double doors leading to the garden, tiled flooring, electric heater.

REAR GARDEN Having patio area, lawned area, shrub and plant borders, side gated access and garden shed.

FIRST FLOOR LANDING Having airing cupboard, doors off to:-

BEDROOM ONE Double glazed window to front, central heating radiator, laminate flooring, fitted wardrobes.

REFITTED EN SUITE Having wash hand basin with vanity, glazed shower cubicle with electric shower and tiled walls and flooring, low level wc, double glazed window to front.

BEDROOM TWO 9' 2" x 9' 4" (2.79m x 2.84m) Double glazed window to rear, central heating radiator, fitted wardrobes.



BEDROOM THREE 10' 1" x 7' 11" (3.07m x 2.41m) Double glazed window to front, fitted wardrobe, central heating radiator.

BEDROOM FOUR 7' 11" x 7' 7" (2.41m x 2.31m) Double glazed window to rear, fitted wardrobe

BATHROOM Fully tiled, panelled bath, shower over, double glazed window to rear, wash hand basin with vanity, low level wc, spotlighting.

Council Tax Band D - Tamworth Borough Council

Predicted 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 8 Mbps. Highest available upload speed 0.9 Mbps.

Broadband Type = Superfast Highest available download speed 56 Mbps. Highest available upload speed 12 Mbps.

Broadband Type = Ultrafast Highest available download speed 1000 Mbps. Highest available upload speed 50 Mbps.

Networks in your area - Virgin Media, Openreach

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?

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