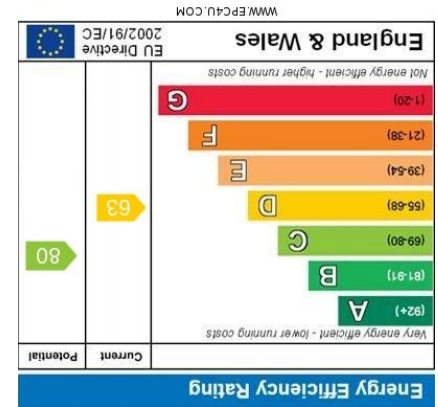


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
 NOT TO SCALE: THIS IS AN APPROXIMATE



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)



- Corner situated three bedroom end terrace house
- Gas central heating
- Double glazing
- Hallway
- Fitted kitchen
- Spacious lounge

Deer Park Road, Fazeley, Tamworth, B78 3SZ

£220,000

Property Description

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

A pleasantly presented corner situated three bedroom end terrace house with large corner plot with potential for extensions (subject to approvals). The property is well placed with regard to local facilities including schools for children of all ages, shopping, transport and recreation and provides well planned accommodation of appeal. Viewing is recommended of the accommodation which in more details comprises:-

RECEPTION HALL With double glazed front door, radiator, cupboard under stairs, tiled floor.

KITCHEN 9' 6" x 9' 6" (2.9m x 2.9m) With tiled floor, double glazed window to front, Valiant wall mounted gas fired central heating boiler, having units incorporating sink unit with mixer tap, base cupboards, base drawers, wall cupboards, plumbing for washing machine, space for cooker and fridge, tiled splash backs to work surfaces.

LOUNGE 16' 5" x 12' 8" max 11' 9" min (5m x 3.86m) With radiator, double glazed sliding doors leading to conservatory.

CONSERVATORY 12' 9" x 10' 4" (3.89m x 3.15m) With tiled flooring, double glazed windows and double glazed French doors to side.

REAR LOBBY With double glazed exterior door, radiator and stairs leading off.

FIRST FLOOR LANDING With access to loft.

BATHROOM With radiator, double glazed window, tiled walls, low level wc, pedestal wash hand basin, panelled bath with electric shower and glazed screen over, fully tiled walls.

BEDROOM ONE 14' 4" x 9' 6" (4.37m x 2.9m) With radiator, double glazed window to rear, fitted wardrobe.

BEDROOM TWO 8' 6" x 9' 3" (2.59m x 2.82m) Radiator, double glazed window to front.

BEDROOM THREE 11' 1" max x 6' 1" (3.38m x 1.85m) With radiator, double glazed window, bulk heat storage shelf.

OUTSIDE The property stands behind a tarmac drive together with lawned garden with boundary hedge which extends around to the side of the house with gated side access.

To the rear is an attractive enclosed garden with patio area, lawn, hedge boundary surrounds and wooden shed.

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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