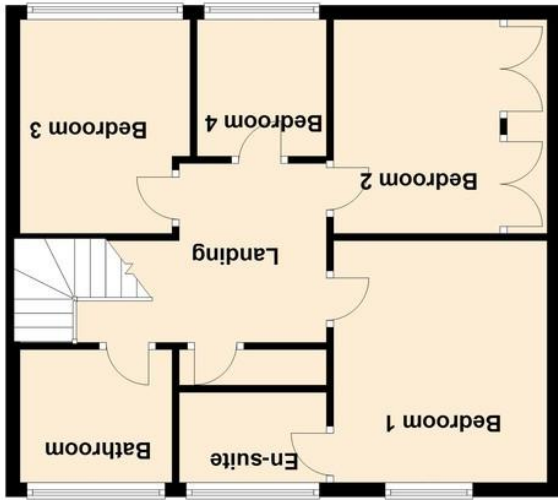
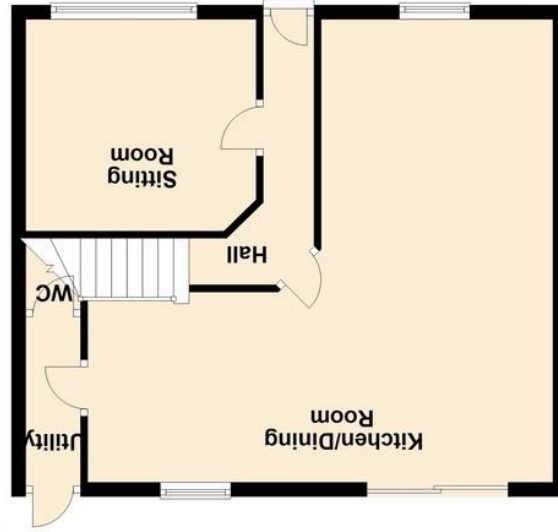


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
 NOT TO SCALE: THIS IS AN APPROXIMATE

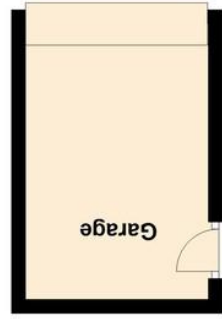
Total area: approx. 1164.1 sq. feet



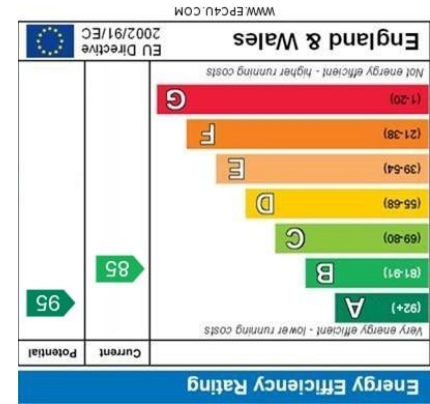
First Floor
 Approx. 527.7 sq. feet



Ground Floor
 Approx. 636.4 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 NORTH SIDE LOCATION
- FOUR BEDROOMS
- OPEN PLAN KITCHEN DINING FAMILY
- UTILITY
- GUEST WC

Fisher Close, Tamworth, B79 8FE

£385,000



Property Description

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

FOR SALE is this stunning four bedroom detached property located on the popular Persimmon development to the North side of Tamworth. With all the benefits of owning a new build property including 6 years remaining New Homes Warranty, this gorgeous home provides plenty of space for modern family living.

Located within close proximity to Tamworth town centre, Ventura shopping centre, Rawlett Secondary school and local amenities the property benefits from; a large, open plan lounge/kitchen/dining area, separate utility and a downstairs W.C. To the first floor can be found four bedrooms - bedroom 1 with en-suite, bedroom 2 with fitted wardrobes) and a family bathroom. The fully enclosed rear garden provides plenty of that all important outdoor space and to the front can be found a private driveway to the side leading to a detached single garage.

ENTRANCE HALLWAY

SITTING ROOM 10' 9" x 9' 10" (3.28m x 3m) Double glazed windows to the front, carpet to floor, power points, radiator, ceiling light.

OPEN PLAN LIVING/KITCHEN/DINING AREA 23' 3" max x 20' 2" max (7.09m x 6.15m) Living Area - Double glazed windows to the front, ceiling light, power points, radiator.

Kitchen - Double glazed windows to the rear, wood effect laminate flooring, a range of wall and base units, built-in oven and hob, stainless steel sink and drainer, tiled splash backs, ceiling light, power points.
Dining Area - Double doors leading to rear garden, wood effect laminate flooring, power points, radiator. ceiling light.

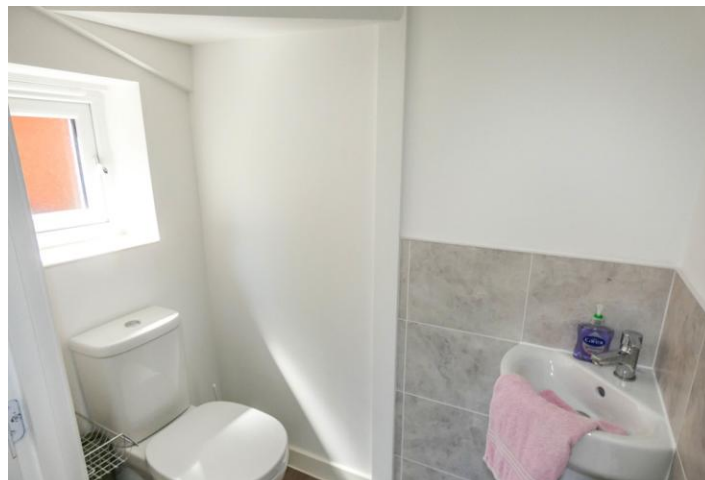
UTILITY 6' 2" x 5' 3" (1.88m x 1.6m)

DOWNSTAIRS WC

BEDROOM ONE 11' 5" x 11' (3.48m x 3.35m) Double glazed windows to the rear, carpet to floor, ceiling light, power points, radiator

EN SUITE 6' 2" x 6' 5" (1.88m x 1.96m) Double glazed windows to the rear, wood effect laminate flooring, part-tiled walls, walk-in shower, wash hand basin, low flush W.C, heated towel rail, ceiling down light.

BEDROOM TWO 11' 6" x 9' (3.51m x 2.74m) Double glazed windows to the front, carpet to floor, built-in wardrobes, power points, radiator. ceiling light.



BEDROOM THREE 9' 10" x 9' (3m x 2.74m) Double glazed windows to the front, carpet to floor, ceiling light, power points, radiator.

BEDROOM FOUR 8' 2" x 5' 4" (2.49m x 1.63m) Double glazed windows to the front, carpet to floor, ceiling light, power points, radiator.

FAMILY BATHROOM 8' 2" x 6' 5" (2.49m x 1.96m) Double glazed windows to the rear, wood effect laminate floor, part tiled walls, bath with shower over, wash hand basin, low flush W.C, chrome heated towel rail, extractor, ceiling down light.

GARAGE Up and over doors with additional access from the rear garden, lighting and power points.

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

OUTSIDE Rear garden is fully enclosed with a large paved patio area, laid to lawn with raised planters to the borders, side access to the garage.

The front benefits from a hedged border with pathway leading to the front of the property, private driveway to the side leading to detached s

Council Tax Band E - Tamworth Borough 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

