

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

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, taxation and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser at their own risk. The services, systems and appliances shown have not been tested and no guarantee as to their operation or condition is given.



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.

England & Wales	
EU Directive 2002/91/EC	
www.epcau.com	
Very energy efficient - lower running costs	A (92+)
Energy efficient - lower running costs	B (81-91)
Decent energy efficiency	C (69-80)
Below average energy efficiency	D (55-68)
Below average energy efficiency - higher running costs	E (39-54)
Below average energy efficiency - higher running costs	F (21-38)
Below average energy efficiency - higher running costs	G (1-20)
Current	84
Potential	59

Tamworth | 01827 68444 (option 1)



- DETACHED
- POPULAR LOCATION
- CORNER PLOT
- DOWNSTAIRS WC
- THREE BEDROOMS
- OPEN PLAN KITCHEN DINER

Suffolk Way, Fazeley, Tamworth, B78 3XD

£295,000



Property Description

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

Well presented three bedroom detached family home set on a corner plot. situated on the sought after Country Drive estate, close to local amenities, Ventura retail park and commuter routes. This property is perfect for families looking for their next home, in brief the property comprises; entrance hall, wc, lounge, kitchen/diner, garage, three bedrooms and a family bathroom.

LOUNGE 13' 2" x 11' 8" (4.01m x 3.56m) Wood effect laminate flooring, radiator, power point, ceiling lights

KITCHEN DINER 14' 11" x 9' 9" (4.55m x 2.97m) Wood effect laminate flooring, wall and base units, stainless steel sink and drainer, built in oven and hop, power point, ceiling light.

WC Low flush wc.

FIRST FLOOR

BEDROOM ONE 12' 11" x 8' 3" (3.94m x 2.51m) Wood effect laminate floor, radiator, ceiling light, power point.

BEDROOM TWO 10' 3" x 8' 3" (3.12m x 2.51m) Wood effect laminate floor, radiator, ceiling light, power point.

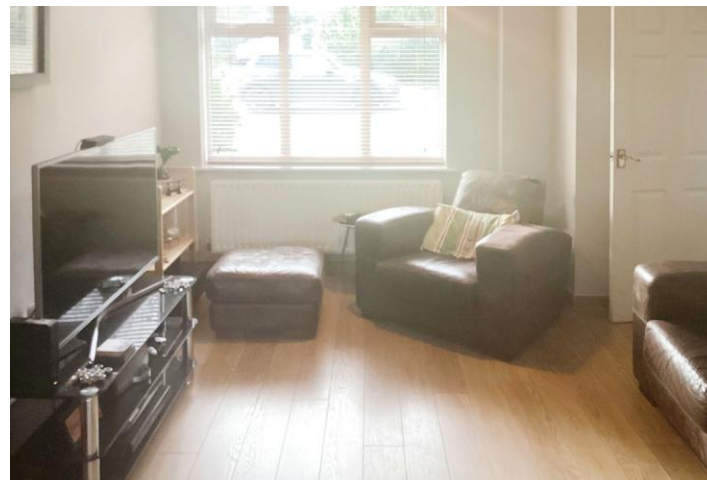
BEDROOM THREE 6' 6" x 2' 2" (1.98m x 1.88m) Wood effect laminate floor, radiator, ceiling light, power point.

BATHROOM 8' x 6' 3" (2.44m x 1.91m) Low flush w/c, hand basin, bath, part tiled walls.

GARAGE 16' 6" x 8' 3" (5.03m x 2.51m) 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 C - 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.

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