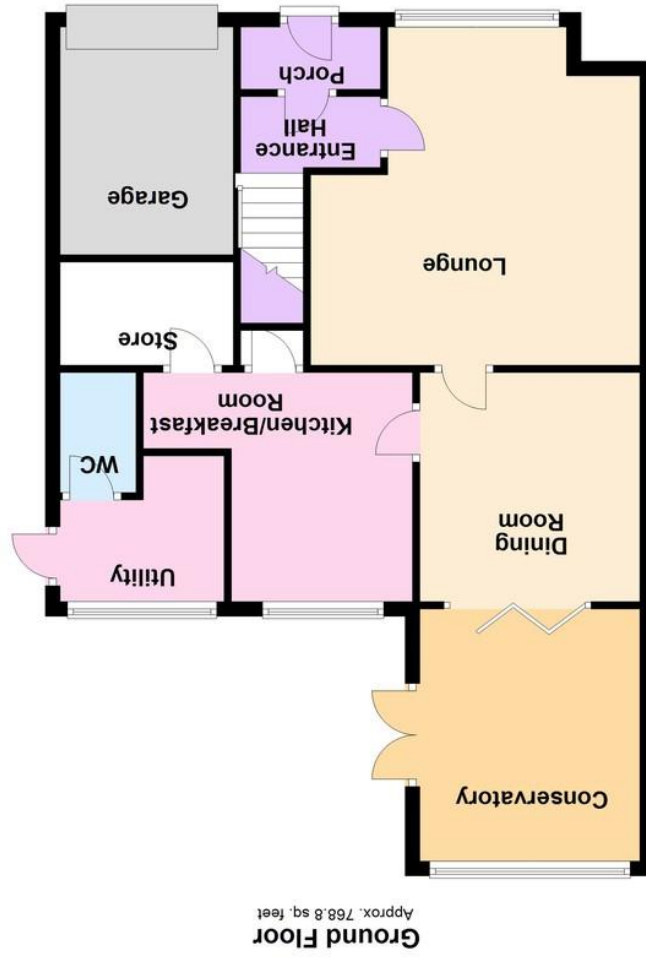
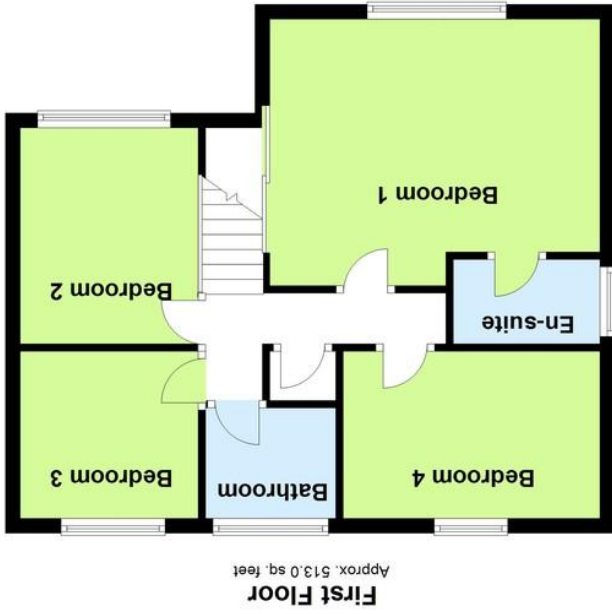
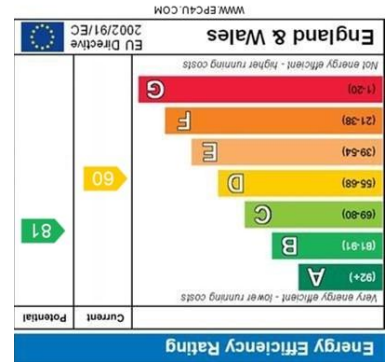


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS  
 NOT TO SCALE: THIS IS AN APPROXIMATE

Total area: approx. 1281.8 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)



- IMMACULATE PRESENTED
- FOUR BEDROOMS
- DETACHED
- DOUBLE DRIVEWAY
- STUNNING BREAKFAST KITCHEN
- SEPARATE DINING ROOM

Cornwall Avenue, Fazeley, Tamworth, B78 3YB

£375,000





## Property Description

A beautifully presented four bedroom detached family home set in a popular location of County Drive, Fazeley, close to local amenities and local walks along the canal. This property must be viewed to be appreciated.

Approach the property via the driveway which has a lawned fore-garden and double glazed door into:-

ENCLOSED PORCH Further door into:-

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

LOUNGE 15' 10" x 13' 7" into bay (4.83m x 4.14m) With double glazed box window to front, laminate flooring and gas feature fireplace and central heating radiator.

DINING ROOM 8' 11" x 10' 5" (2.72m x 3.18m) Bi-fold doors leading to the conservatory, laminate flooring, central heating radiator.

RECENTLY REFITTED BREAKFAST KITCHEN 12' 1" max x 10' 3" (3.68m x 3.12m) Having double glazed window to rear, a range of wall and base units with work surfaces, breakfast bar, double oven, integrated hob, integrated dishwasher, white ceramic sink with mixer taps, under stairs storage cupboard, tile effect flooring, door leading into store currently being used for coats and storage, and door leading to:-

UTILITY 7' 1" x 5' 11" (2.16m x 1.8m) Double glazed window to rear, plumbing for washing machine, sink with mixer taps, tiled splash backs, central heating boiler, double glazed door leading to the garden.

GUEST WC Having low level wc, wash hand basin and double glazed window to side.

STUNNING CONSERVATORY 15' 5" x 9' 5" (4.7m x 2.87m) With laminate flooring with under floor heating, half brick and double glazed with double doors leading out to the garden.

FIRST FLOOR LANDING With airing cupboard and loft access, doors off to:-

RECENTLY REFITTED BATHROOM Fully tiled with panelled bath with mixer shower over, spotlighting to ceiling, low level wc, double glazed window to rear, sink with vanity unit and stainless steel towel rail.

BEDROOM ONE 10' 11" x 13' (3.33m x 3.96m) With sliding fitted wardrobes, double glazed windows to front, central heating radiator.



EN SUITE Fully tiled with double walk-in shower, mixer shower, wash hand basin with vanity, central heating radiator, low level wc, double glazed windows to side and electric light up mirror.

BEDROOM TWO 10' 2" x 8' 2" (3.1m x 2.49m) With double glazed window to front and central heating radiator.

BEDROOM THREE 8' x 9' 10" (2.44m x 3m) With double glazed window to rear, central heating radiator and fitted wardrobes.

BEDROOM FOUR 8' 3" x 8' 2" (2.51m x 2.49m) With double glazed window to rear and central heating radiator.

OUTSIDE The rear garden is landscaped with patio area and side gated access, lawned area and shrub and plant borders.

GARAGE Up and over door to front, 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 D - 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

