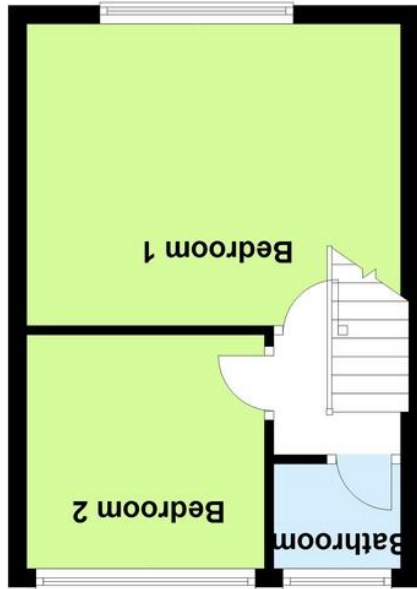
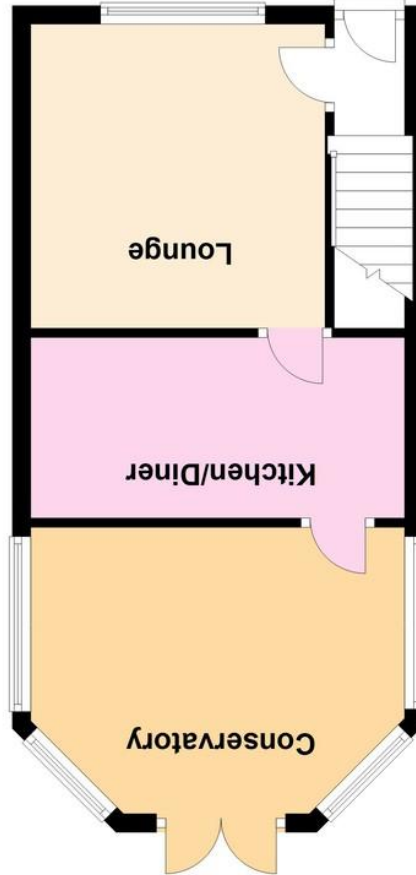


NOT TO SCALE: THIS IS AN APPROXIMATE
GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
Total area: approx. 621.5 sq. feet

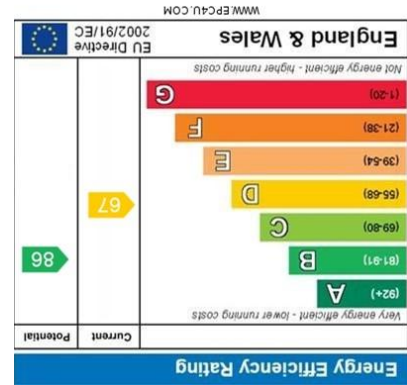


First Floor
Approx. 258.3 sq. feet



Ground Floor
Approx. 363.2 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)



- WELL PRESENTED TWO BEDROOM SEMI DETACHED
- SPACIOUS LOUNGE
- NEWLY FITTED KITCHEN DINER
- CONSERVATORY
- LUXURY BATHROOM

Huntingdon Close, Fazeley, Tamworth, B78 3XS

£230,000



Property Description

Offered for sale is this extremely well presented semi detached house, situated in a quiet cul de sac location on the ever popular County Drive development and being well placed for local amenities including schools, shops and transport links. The accommodation offers scope to extend and benefits from gas central heating and double glazing, briefly comprises entrance hallway, lounge, comprehensively fitted breakfast kitchen, conservatory, landing, two bedrooms and luxury appointed bathroom. Outside the property is approached via a well maintained fore-garden with parking for several vehicles and to the rear is a good sized well tended private rear garden. Internal viewing of this property is considered essential to fully appreciate the size and standard of the accommodation on offer, which is offered with no upward chain.

ENTRANCE HALL Approached via leaded effect double glazed entrance door with stairs off to first floor accommodation, laminate flooring, ceiling light point and door leading through to

LOUNGE 13' 6" x 10' max (4.11m x 3.05m) Having coving to ceiling, ceiling light point, laminate flooring, useful under stairs storage cupboard, tv aerial point, telephone point, leaded effect double glazed window to front elevation and further leaded effect double glazed window to side elevation, doorway through to.

KITCHEN 13' 1" x 7' 11" (3.99m x 2.41m) Having being comprehensively refitted with a modern range of wall, base and drawer units incorporating glazed display cabinets, fitted rolled top work top surfaces with inset stainless steel sink unit with side drainer and mixer tap and tiled splash back surrounds, fitted stainless steel gas hob with built-in stainless steel electric oven below and stainless steel extractor hood over, space and plumbing for washing machine, space for fridge, cupboard housing gas central heating boiler, ceiling light point, radiator, elevation and leaded effect double glazed French doors giving access through to.

CONSERVATORY 12' 1" x 8' 10" (3.68m x 2.69m) Being part brick construction with double glazed windows to side and rear elevation, laminate flooring, ceiling fan /light point and double glazed French doors opening out to rear garden.

FIRST FLOOR LANDING Being approached via staircase, having access to loft via pull down ladder, airing cupboard housing hot water cylinder, ceiling light point and doors off to.

BEDROOM ONE 11' max 9' 5" min x 10' (3.35m x 3.05m) Two leaded effect double glazed windows to front elevation, ceiling light point, built-in wardrobes with shelving and hanging rail with sliding doors, radiator.
BEDROOM TWO 10' 3" max 9' 2" min x 6' 4" (3.12m x 1.93m) Double glazed window to rear elevation, ceiling light point, radiator.



LUXURY APPOINTED BATHROOM Having a white suite comprising deep panelled bath with chrome taps and electric shower over, wash hand basin with mixer tap, low level wc, chrome heated towel rail, full height tiled walls, ceiling light point, fitted extractor fan and leaded effect double glazed window to rear elevation.

OUTSIDE The property is situated in a corner plot, in a pleasant cul de sac location and is approached via a well maintained fore-garden with mature shrubs and trees and parking for several vehicles. To the rear is a good sized enclosed rear garden, being laid mainly to lawn, decked seating area, mature shrubs and trees, fencing to perimeter, security light, cold water tap and pathway with gated access to front.

AGENTS NOTE We have been advised via the current vendor that there is lapsed planning permission for a double storey extension.

Council Tax Band B - 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?

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