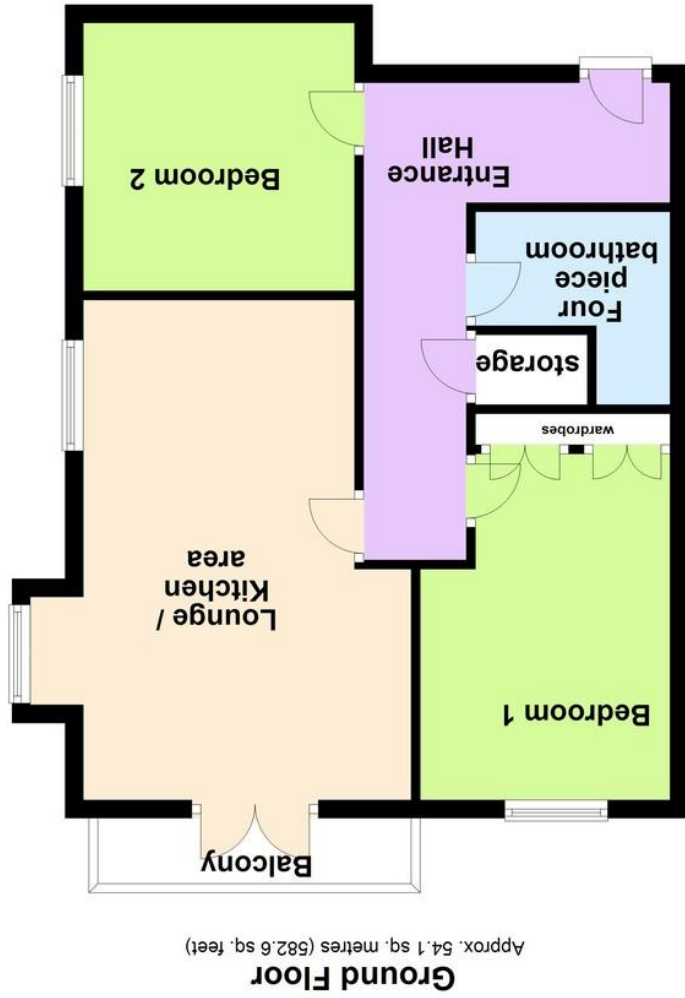
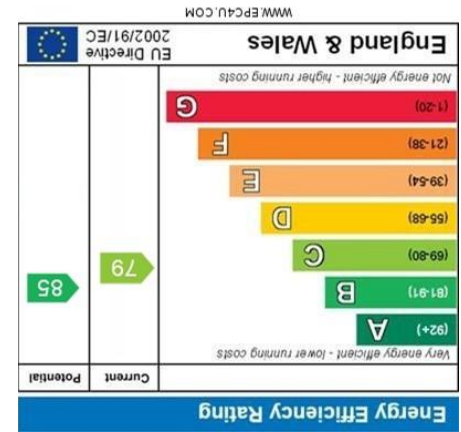


NOT TO SCALE: THIS IS AN APPROXIMATE GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
Total area: approx. 54.1 sq. metres (582.6 sq. feet)



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)



- LUXURY 2ND FLOOR APARTMENT
- CANAL SIDE VIEWS
- BALCONY OVERLOOKING OPEN FIELDS
- FOUR PIECE BATHROOM
- FITTED WARDROBES TO MASTER BEDROOM

Fielding House, The Laurels, Fazeley, Tamworth, B78 3EJ

£170,000



Property Description

A STUNNING TWO BEDROOM SECOND FLOOR APARTMENT WITH BALCONY, OVERLOOKING THE CANAL AND OPEN FIELDS . OFFERING TWO GENEROUS BEDROOMS, ONE WITH FITTED WARDROBES, FOUR PIECE BATHROOM AND OPEN PLAN KITCHEN / LIVING ROOM. THIS PROPERTY WILL MAKE A BEAUTIFUL HOME FOR EITHER A FIRST TIME BUYER OR SOMEONE WISHING TO DOWNSIZE INTO A SECURE AND QUIET RESIDENTIAL DEVELOPMENT CLOSE TO ALL FAZELEY AMENITIES.

ENTRANCE HALLWAY With security entry phone system, built in storage, wall mounted electric heater.

LOUNGE / KITCHEN AREA 20' 0" x 11' 0" (6.1m x 3.35m) A beautiful light room with French doors leading out onto the balcony offering stunning views of the canal and fields beyond. Two further windows to the rear aspect overlook the canal. A range of wall mounted and base units and work surfaces over, sink unit and drainer with mixer taps, built in oven and 4 ring electric hob, extractor hood over, space for fridge freezer and space for washing machine. Wall mounted electric heater and kick board fan heater. Karndene flooring to kitchen area, carpet to lounge area.

BEDROOM ONE 14' 0" x 9' 0" (4.27m x 2.74m) With double glazed window to side with countryside and canal views, wall to wall fitted wardrobes with hanging rails and shelving, wall mounted electric heater.

BEDROOM TWO 9' 10" x 9' 5" (3m x 2.87m) Double glazed window to the rear overlooking the canal. Wall mounted electric heater.

FOUR PIECE BATHROOM Four piece suite comprising shower cubicle, panelled bath, pedestal wash hand basin and low level flush w.c. Part tiled walls, shaver socket and extractor fan, wall mounted chrome heated towel rail.

OUTSIDE / PARKING There are security gates giving access to the complex where there are well maintained communal gardens adjacent to the canal and a further enclosed park area. The property has one allocated parking space and there are further guest parking spaces to share between all residents.



Council Tax Band C - Lichfield District Council

Predicted mobile phone coverage and broadband services at the property:-

Mobile coverage - voice and data available for EE, Three, O2 and Vodafone.

Broadband coverage:-

Broadband Type = Standard Highest available download speed 9 Mbps. Highest available upload speed 0.9 Mbps.

Broadband Type = Superfast Highest available download speed 247 Mbps. Highest available upload speed 37 Mbps.

Networks in your area - Openreach

FIXTURES AND FITTINGS as per sales particulars.

TENURE

The Agent understands that the property is leasehold with approximately 145 years remaining. Service Charge is currently running at £1408 and is reviewed annually. The Ground Rent is currently running at £250 per annum and is reviewed annually. 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 Solicitors 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

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CONTACT YOUR LOCAL GREEN & COMPANY BRANCH ON 01827 68444

