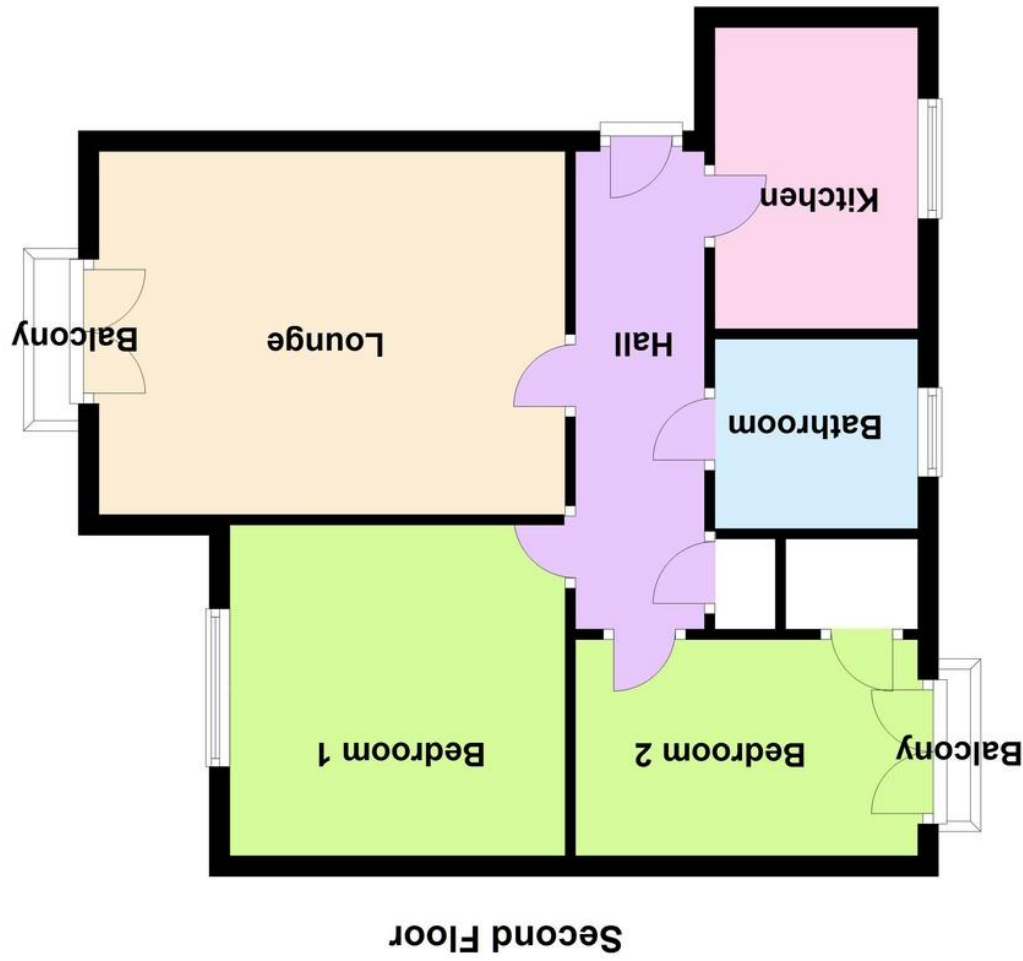
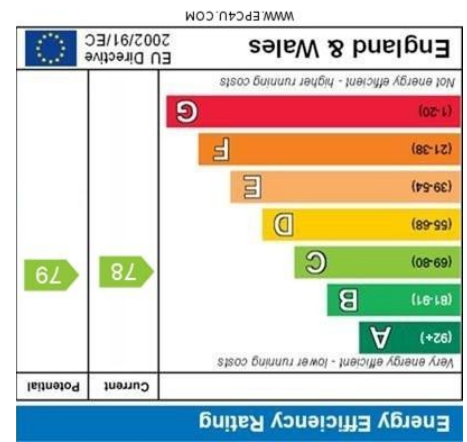


22 marina view
 NOT TO SCALE: THIS IS AN APPROXIMATE
 GUIDE TO THE RELATIONSHIP BETWEEN ROOMS



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.



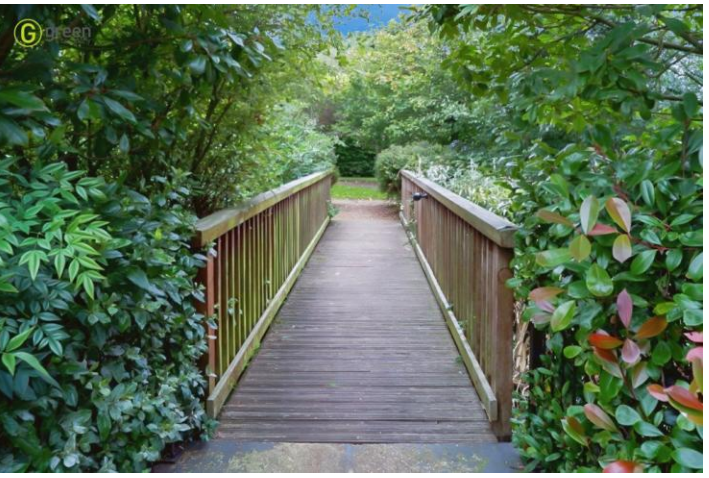
Tamworth | 01827 68444 (option 1)



- SPLENDID TOP FLOOR FLAT
- TWO BEDROOMS
- LOFT STORAGE
- SOUGHT AFTER DEVELOPMENT
- GAS CENTRAL HEATING AND DOUBLE GLAZING

Marina View, Fazeley, Tamworth, B78 3BF

£160,000



Property Description

Situated at the junction of Fazeley and Drayton Bassett this splendid two bedroom top floor flat has the advantage of loft storage and occupies part of this very sought after development. Having the advantage of gas central heating and double glazing the property has an allocated parking space and is well located with regard to shopping facilities at Fazeley and is perfectly placed for commuting various the excellent surrounding road network.

The property provides a good opportunity for buyers and in more detail the accommodation comprises:-

SECURITY INTERCOM ENTRANCE With staircase leading upto second floor.

ENTRANCE HALL With radiator and storage cupboard.

LOUNGE 11' 7" x 14' 10" (3.53m x 4.52m) With radiator, double glazed double doors to Juliette balcony.

FITTED KITCHEN 9' 7" x 6' 5" (2.92m x 1.96m) With radiator, double glazed window and units incorporating stainless steel sink unit, base cupboards, base drawers, wall cupboards, gas hob, electric oven and extractor, cupboard housing wall mounted Baxi combination boiler.

BEDROOM ONE 10' 6" x 10' 8" (3.2m x 3.25m) With radiator, double glazed window.

BEDROOM TWO 10' 6" x 7' (3.2m x 2.13m) With radiator, walk-in wardrobe and double glazed double French doors to Juliette balcony.

BATHROOM Radiator, double glazed window and white suite comprising panelled bath with shower over, pedestal wash hand basin, low level wc

OUTSIDE The property stands within very established mature grounds and the property has the advantage of an allocated parking space.

Council Tax Band C - Lichfield

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

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

Broadband coverage:-

Broadband Type = Standard Highest available download speed 15 Mbps. Highest available upload speed 1 Mbps.

Broadband Type = Superfast Highest available download speed 72 Mbps. Highest available upload speed 18 Mbps.

Networks in your area - Openreach

FIXTURES AND FITTINGS as per sales particulars.

TENURE

The Agent understands that the property is leasehold with approximately 139 years remaining. Service Charge is currently running at approximately £1513.50 per annum and is reviewed (to be confirmed). 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

WANT TO SELL YOUR OWN PROPERTY?

CONTACT YOUR LOCAL GREEN & COMPANY BRANCH ON 01827 68444