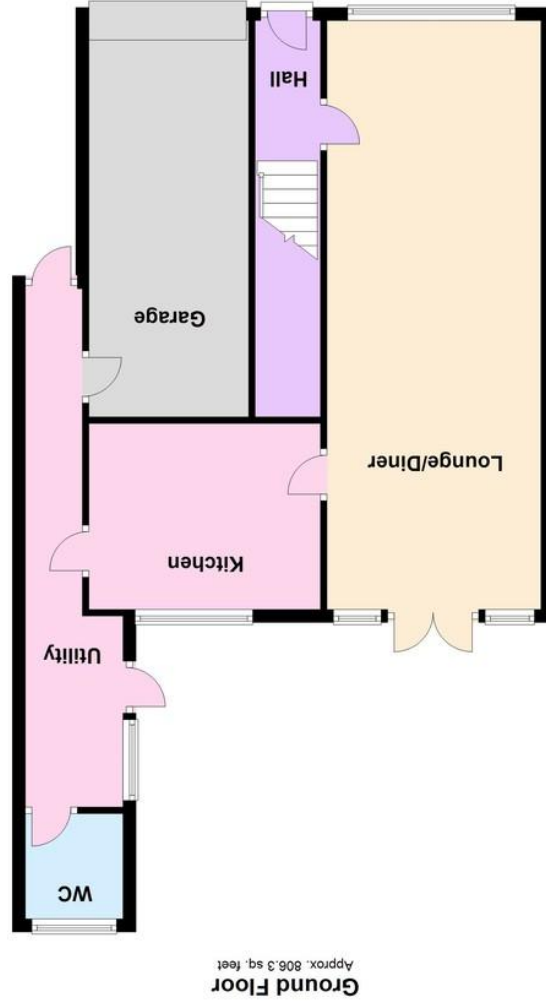
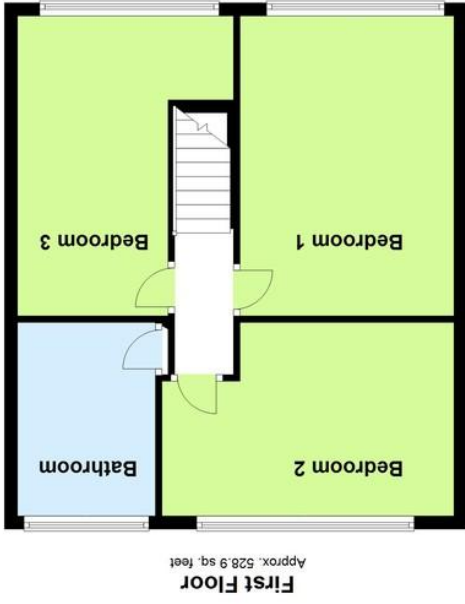
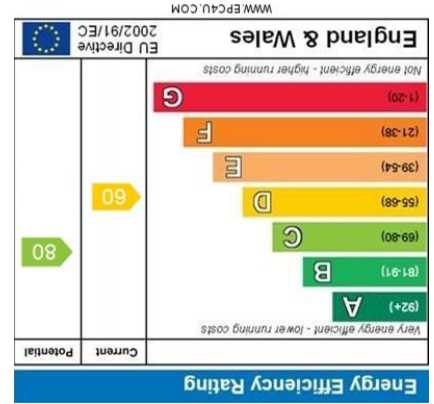


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS  
 NOT TO SCALE: THIS IS AN APPROXIMATE

Total area: approx. 1335.2 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 THROUGHOUT
- THREE DOUBLE BEDROOMS
- LARGE DRIVEWAY
- SPACIOUS LOUNGE DINER
- REFIITTED KITCHEN
- UTILITY AREA

Dama Road, Fazeley, Tamworth, B78 3SU

£300,000



## Property Description

Well presented and spacious throughout boasting three double bedrooms recently refitted kitchen and benefiting from an electrical rewire and large driveway.

**LIVING ROOM** 29' 8" x 10' 6" (9.04m x 3.2m) Double glazed windows to front, double French doors to garden, carpet, power point, radiator.

**KITCHEN** 11' 10" x 9' 5" (3.61m x 2.87m) Recently refitted. Double glazed windows to rear, tile effect laminate flooring, wall and base units, built in oven and hob, integrated dish washer, integrated microwave, power point.

**UTILITY ROOM** 28' 10" x 5' 7" (8.79m x 1.7m) Double glazed windows to side, door to garden, ceramic tiled floor, stainless steel sink and drainer, power point.

**WC** Double glazed windows to rear, wood effect laminate floor, low flush w/c, part tiled wall, ceiling light.

### FIRST FLOOR

**BEDROOM ONE** 13' 9" x 10' 6" (4.19m x 3.2m) Double glazed windows to front, carpet, power point, radiator.

**BEDROOM TWO** 16' 4" x 9' 0" (4.98m x 2.74m) Double glazed windows to rear, wood effect laminate flooring, built in wardrobe, power point, radiator.

**BEDROOM THREE** 11' 10" x 8' 2" (3.61m x 2.49m) Double glazed windows to front, wood effect laminate flooring, power point, radiator.

**BATHROOM** 10' 6" x 5' 11" (3.2m x 1.8m) Tile effect laminate flooring, double glazed windows to rear, low flush w/c, sink, bath with overhead shower, heated towel rail.

**GARAGE** With power and lighting and up and over door. (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)



**OUTSIDE** Delightful rear garden, decked patio area and lawned area, shrub and plant borders.

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 25 Mbps. Highest available upload speed 0.8 Mbps.

Broadband Type = Superfast Highest available download speed 75 Mbps. Highest available upload speed 20 Mbps.

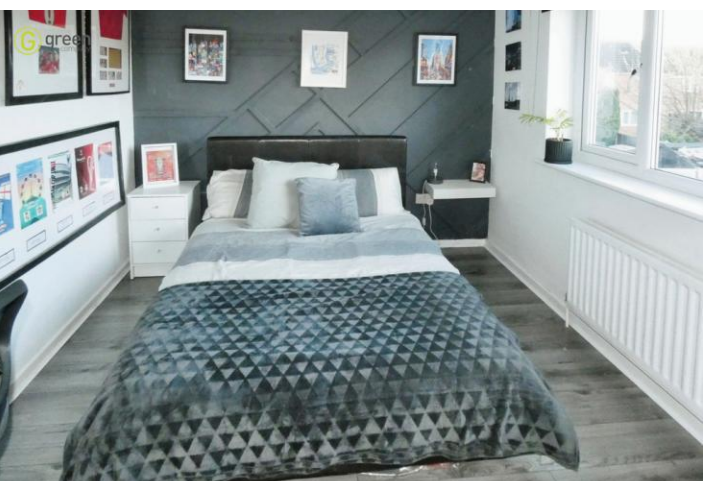
Broadband Type = Ultrafast Highest available download speed 1000 Mbps. Highest available upload speed 50 Mbps.

Networks in your area - Virgin Media, Openreach

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