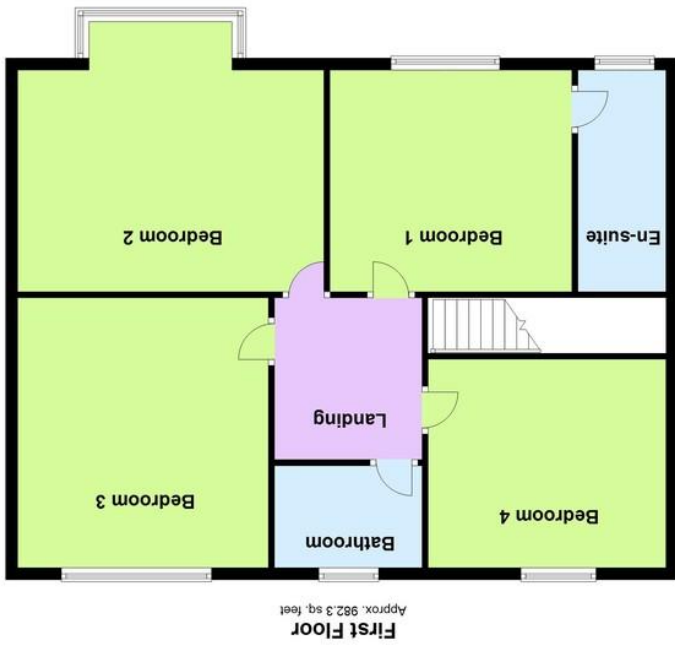
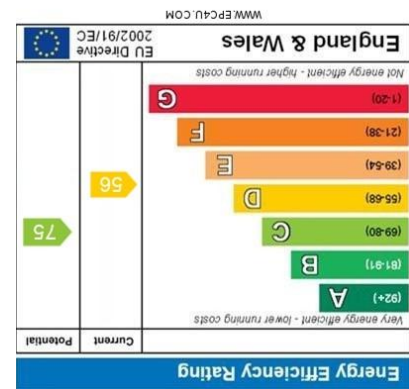


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
 NOT TO SCALE: THIS IS AN APPROXIMATE

Total area: approx. 2156.6 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 Conveyer.



Tamworth | 01827 68444 (option 1)



- DETACHED
- FOUR DOUBLE BEDROOMS (MASTER WITH EN SUITE)
- TWO RECEPTION ROOMS
- CONSERVATORY
- KITCHEN/DINER
- DOWNSTAIRS WC

Bitterscote Lane, Fazeley, Tamworth, B78 3LQ | Asking Price Of £475,000

Property Description

Situated in a desirable location, this charming detached property is now available for sale. Boasting good condition throughout, this family home features two spacious reception rooms, perfect for entertaining guests or relaxing with loved ones.

The property offers four double bedrooms, each with its own unique characteristics. Bedroom two and bedroom three enjoy an abundance of natural light, creating a bright and airy atmosphere. Bedroom three also provides extra space for added comfort.

With two well-appointed bathrooms including a large main bathroom, convenience is key in this delightful home. The open-plan kitchen with dining space is a focal point, ideal for creating culinary delights and hosting gatherings.

Notable features of this property include two feature fireplaces, adding a touch of character, an open-plan layout enhancing the sense of space, a garage for secure parking, and additional parking facilities.

Conveniently located near public transport links, schools, amenities, parks, and offering a peaceful environment, this property is perfect for families seeking a comfortable and welcoming home. Don't miss out on this wonderful opportunity to make this house your new home.

A charming detached property with four double bedrooms, spacious reception rooms, and convenient amenities, perfect for families seeking a comfortable and welcoming home in a desirable location.

Approach via tarmac driveway and laid to lawn area with mature trees and shrubs.

ENTRANCE HALL Door to front, ceiling light point, radiator and stairs to first floor accommodation.

DOWNSTAIRS WC Obscure double glazed window to rear, low level wc, hand wash basin, ceiling light point, radiator and wall mounted hand wash basin.

LOUNGE 11'4" x 13'4" (3.45m x 4.06m) Double glazed bay window to front, gas effect fire with surround, ceiling light point and radiator.

DINING ROOM 11'4" x 13'1" (3.45m x 3.99m) Double glazed sliding patio doors to rear, gas effect fire and surround, ceiling light point and picture rails.

KITCHEN/DINER 16'6" x 11'1" min extending to 13'1" max plus door recess (5.03m x 3.38m) Double glazed windows to rear, wall, base and drawer units, rolled edge work surface, stainless steel sink and drainer, plumbing for dishwasher, understairs storage cupboard, two ceiling light points and radiator.

UTILITY ROOM 11'2" max x 4'1" min extending to 8'3" (3.4m x 1.24m) Double glazed window to rear, plumbing for washing machine and space for tumble dryer, ceiling light point and radiator.

CONSERVATORY 18'4" x 11'5" (5.59m x 3.48m) Double glazed windows to side and rear and double glazed french doors to garden, two ceiling light points and radiator.

FIRST FLOOR LANDING Two ceiling light points and access to part boarded loft with light point.

BEDROOM ONE 18'7" x 11'4" (5.66m x 3.45m) Double glazed windows to rear, ceiling light point and radiator, fitted wardrobes.

BEDROOM TWO 18'7" x 15'2" max narrowing to 13'4" (5.66m x 0.36m) Double glazed window to front, ceiling light point and radiator, fitted wardrobes.

BEDROOM THREE 13'4" x 11'5" (4.06m x 3.48m) Double glazed window to front, built-in wardrobe, walk-in wardrobe, ceiling light point and radiator.

EN SUITE Obscure double glazed window to front, shower enclosure, hand wash basin with vanity unit and low level wc.

FAMILY BATHROOM Obscure double glazed window to rear, panelled bath with shower over, hand wash basin, low level wc, bidet, ceiling light point and radiator.

BEDROOM FOUR 13'6" x 11'4" plus door recess (4.11m x 3.45m) Double glazed window to rear, ceiling light point, radiator and store cupboard.

REAR GARDEN Laid to lawn with path to paved patio area and gated side access.

DOUBLE GARAGE 18'8" x 15'6" (5.69m x 4.72m) Two up and over doors, two ceiling light points and power points. (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

Council Tax Band E - Tamworth

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 22 Mbps. Highest available upload speed 1 Mbps.

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

Networks in your area - Virgin Media and Openreach

The mobile and broadband information above has been obtained from the Mobile and Broadband checker - Ofcom website.

Sellers are asked to complete a Property Information Questionnaire for the benefit of buyers. This questionnaire provides further information and declares any material facts that may affect your decision to view or purchase the property. This document will be available on request.

BUYERS COMPLIANCE ADMINISTRATION FEE: in accordance with the Money Laundering Regulations 2007, Estate Agents are required to carry out due diligence on all clients to confirm their identity, including eventual buyers of a property. Green and Company use an electronic verification system to verify Clients' identity. This is not a credit check, so it will have no effect on credit history. By placing an offer on a property, you agree (all buyers) that if the offer is accepted, subject to contract, we, as Agents for the seller, can complete this check for a fee of £25 plus VAT (£30 inc VAT), which is non-refundable under any circumstance. A record of the search will be retained securely by Green and Company within the electronic property file of the relevant property.

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.

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WANT TO SELL YOUR OWN PROPERTY?
CONTACT YOUR LOCAL GREEN & COMPANY BRANCH ON 01827 68444

