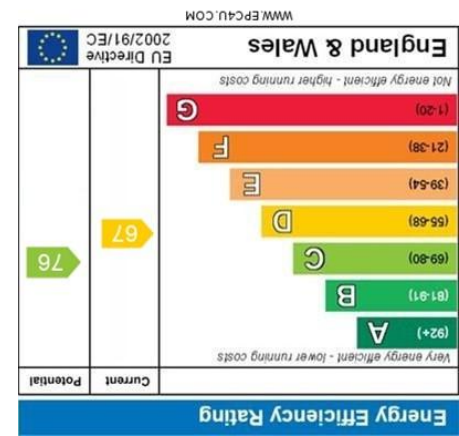


Total area: approx. 582.5 sq. feet  
 NOT TO SCALE: THIS IS AN APPROXIMATE  
 GUIDE TO THE RELATIONSHIP BETWEEN ROOMS



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)



- DELIGHTFUL ONE BEDROOM MAISONETTE
- COMMUNAL GARDENS
- DRYING AREA
- BALCONY
- LOUNGE DINER
- KITCHEN

Fairview Close, Tamworth, B77 3LA

£100,000



## Property Description

A one bedroom first floor maisonette, approach via balcony with front door into:-

HALL Large storage cupboard housing the central heating boiler, door into:-

LOUNGE DINER

DINING AREA 8' 7" x 6' 7" (2.62m x 2.01m) With laminate flooring, central heating radiator, double glazed window to side.

LOUNGE AREA 11' 10" x 14' 5" (3.61m x 4.39m) With double glazed window to rear, door leading to balcony, central heating radiator.

KITCHEN 9' x 6' 11" (2.74m x 2.11m) Sink with mixer tap, plumbing for washing machine, space for fridge and cooker, central heating radiator, tiled splash backs, tiled flooring, double glazed window to front.

BEDROOM 12' x 9' 1" (3.66m x 2.77m) With central heating radiator, double glazed window to rear, overlooking the gardens.

BATHROOM With electric shower over panelled bath, pedestal wash hand basin, low level wc, and tiled walls.

COMMUNAL GARDEN To the rear, having lawned area and shrub and plant borders.

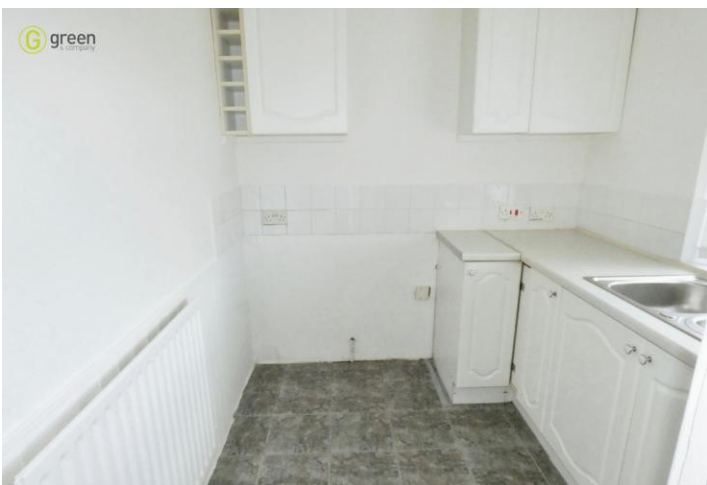
DRYING AREA To the fore.

The property also has residents parking.

Council Tax Band A - Tamworth Borough Council

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

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



Broadband coverage:-

Broadband Type = Standard Highest available download speed 5 Mbps. Highest available upload speed 0.6 Mbps.  
 Broadband Type = Superfast Highest available download speed 80 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 - Openreach, Virgin Media

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.

FIXTURES AND FITTINGS as per sales particulars.

TENURE

The Agent understands that the property is leasehold with approximately 89 years remaining. Service Charge is currently running at £0 and is reviewed (not applicable). The Ground Rent is currently running at £10 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

