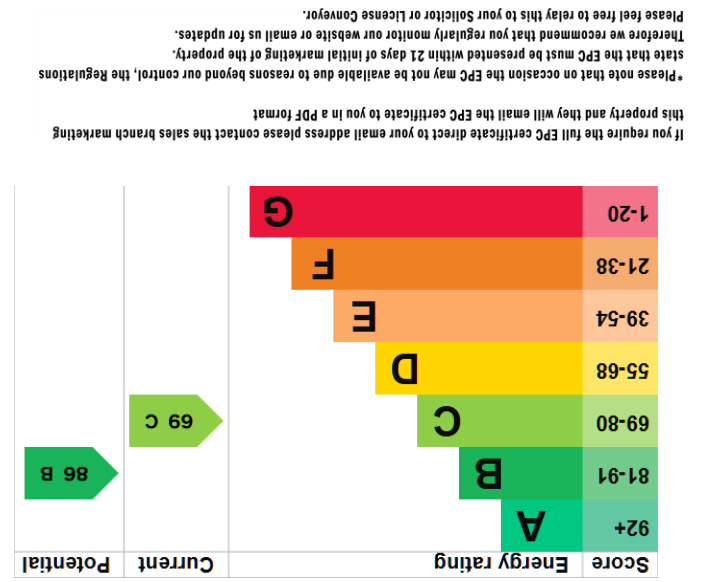
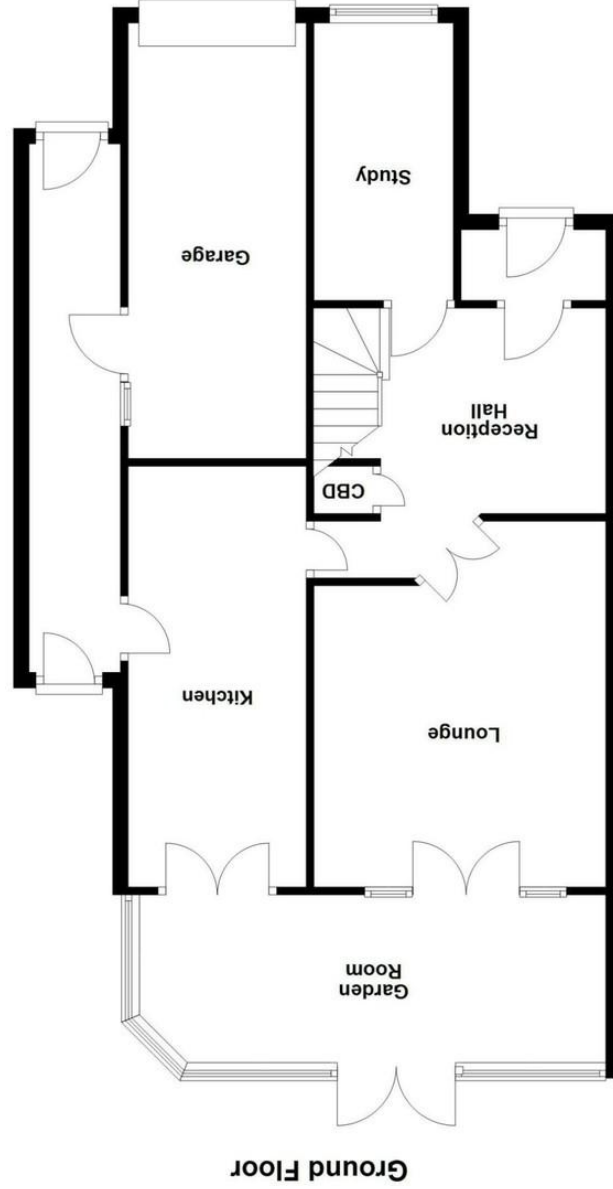
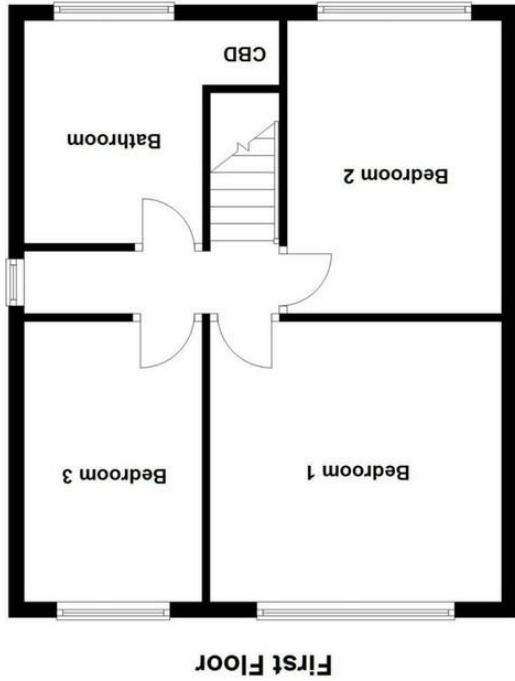


NOT TO SCALE: THIS IS AN APPROXIMATE GUIDE TO THE RELATIONSHIP BETWEEN ROOMS



Tamworth | 01827 68444 (option 1)



- THREE DOUBLE BEDROOMS
- IMMACULATELY PRESENTED
- NEWLY FITTED KITCHEN
- OFFICE
- GARAGE
- LANDSCAPED REAR GARDEN

Broomfield Avenue, Fazeley, Tamworth, B78 3QL

£320,000



Property Description

ENCLOSED PORCH Double glazed door into:-

RECEPTION HALL 12' 4" x 8' 8" (3.76m x 2.64m) Stairs to first floor and useful storage cupboard.

LOUNGE 12' 4" x 15' 3" (3.76m x 4.65m) With log burner double doors to garden room and central heating radiator.

FITTED KITCHEN 17' 9" x 7' 6" (5.41m x 2.29m) Recently refitted with a range of wall and base units, work surfaces, range cooker, space for fridge/freezer, doors to garden room and door to side leading to covered side passage.

GARDEN ROOM 19' 10" x 8' 5" (6.05m x 2.57m) Tiled and double glazed double doors leading out to garden.

STUDY 11' 8" x 5' 10" (3.56m x 1.78m) Double glazed window to front and central heating radiator.

BEDROOM ONE 12' 5" x 11' 10" (3.78m x 3.61m) Double glazed window to rear and central heating radiator.

BEDROOM TWO 12' 5" x 2" (3.78m x 0.05m) Double glazed window to front and central heating radiator.

BEDROOM THREE 11' 9" x 7' 6" (3.58m x 2.29m) Double glazed window to rear and central heating radiator.

FAMILY BATHROOM 8' 11" x 7' 6" (2.72m x 2.29m) With corner bath and separate shower cubicle with shower over, tiled walls and flooring, double glazed window to front, feature radiator and his and hers sinks within vanity storage.

REAR GARDEN Porcelain paved patio, providing an ideal space for external seating and entertainment, beyond this vibrant lawns are bordered by timber sleepers.

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

AGENTS New EPC to be carried out shortly due to various improvements to the property.

Council Tax Band B - Lichfield District Council

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

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

Broadband coverage:-

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

Broadband Type = Superfast Highest available download speed 186Mbps. Highest available upload speed 26Mbps.

Broadband Type = Ultrafast Highest available download speed 1000Mbps. Highest available upload speed 100Mbps.

Networks in your area - Openreadt, Virgin Media

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.

Looking to make an offer? We are committed to finding the right buyer for the right property and try to do everything we can from the outset to ensure the sales we agree, subject to contract, will proceed to completion of contracts within a fair time frame that meets all parties' expectations. At one point during the offer negotiations, one of our branch-based mortgage advisers will call to financially qualify your offer. We recommend that you take this advice before making an offer.

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.

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

