

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



- BRAND NEW PEVERIL HOME
- TWO DOUBLE BEDROOMS
- GROUND FLOOR GUEST W.C
- OPEN PLAN LIVING / DINING / KITCHEN
- TWO PARKING SPACES
- ENCLOSED REAR GARDEN

The Millfield, The Mews, Tolsons Mill, Fazeley,
 Tamworth, B78 3QA

£249,995



Property Description

***DRAFT DETAILS - A WAITING VENDOR APPROVAL *** The Millfield Plots 18 & 19 only
SPECIAL DEAL
Was £249,995 Now £239,995

- ✓ Flooring and turf Included worth over £5,000
- ✓ Modern Kitchen with fitted appliances
- ✓ Energy Efficient
- ✓ Close to Ventura Retail Park & Ideally Located for commuting to Birmingham City
- ✓ Open plan modern living
- ✓ 2 parking spaces
- ✓ 715 sqft

A STUNNING BRAND NEW PEVERILL HOME.
THE MILLFIELD IS AN OPEN AND ROOMY HOME, PERFECT FOR COUPLES OR SINGLE OCCUPANCY. THE GROUND FLOOR INCORPORATES A SUPERBLY EQUIPPED OPEN PLAN KITCHEN, DINING AND LOUNGE AREA, AND THE GROUND FLOOR W.C IS ACCESSED FROM THE KITCHEN AREA.

LOUNGE / DINING AREA 15' 10" x 12' 8" (4.83m x 3.86m) With double doors to the rear garden, further window to the rear, stairs rising to first floor,

KITCHEN AREA 11' 11" x 8' 6" (3.63m x 2.59m) With door to the front aspect, window to the front aspect, extensive range of wall mounted and base units with work surfaces over and inset sink unit and drainer.

GUEST CLOAKROOM With low level flush w.c and wash hand basin

BEDROOM ONE 12' 8" x 10' 11" (3.86m x 3.33m) Double, full length doors to the rear aspect

BEDROOM TWO 12' 8" x 8' 10" (3.86m x 2.69m) With full length window to the front aspect and fitted storage.

BATHROOM A three piece white suite comprising low level w.c, wash hand basin and bath. Chrome heated towel rail. shaver point.

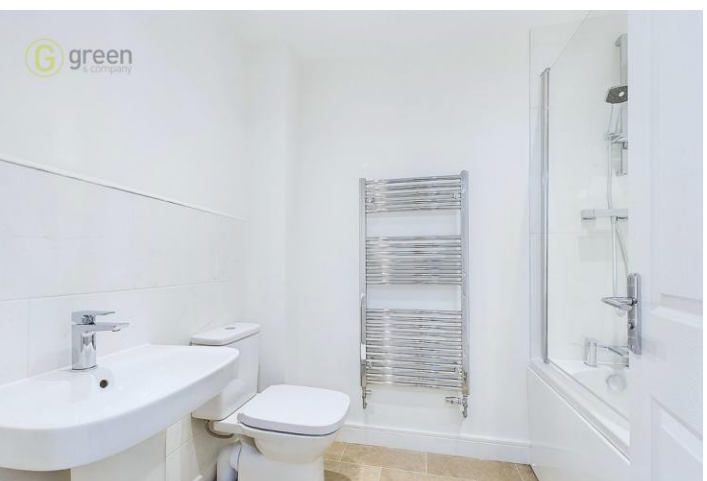
OUTSIDE There are two parking spaces and an enclosed rear garden and an outside tap.

Council Tax Band - TBC

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

Mobile coverage - no data available
Broadband coverage - No data available
Networks in your area - No data available

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.

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WANT TO SELL YOUR OWN PROPERTY?
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