

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



*Please note that the EPC must be presented within 21 days of initial marketing of the property, the Regulations state that we recommend that you regularly monitor our website for updates.

If you require the full EPC certificate direct to your email address please contact the sales branch marketing department free to relay this to your Solicitor or Licensed Conveyor.



Tamworth | 01827 68444 (option 1)

 **green**
& company



- Beautifully presented two bedroom link detached bungalow
- Popular cul de sac location
- Gas central heating and double glazing
- Refitted kitchen
- Refitted shower room



Brewster Close, Fazeley, Tamworth, B78 3QT

£285,000



Property Description

This beautifully presented recently refurbished two bedroom link detached bungalow is situated in a very popular cul de sac just off Lichfield Street, Fazeley, which is well placed with regard to all local facilities.

An internal inspection is strongly recommended of the superb accommodation which is attractively presented throughout and in more detail comprises:-

RECEPTION HALL With double glazed feature front door with radiator, cloaks cupboard and airing cupboard.

SUPERB LOUNGE 9' 11" x 16' 0" (3.03m x 4.89m) With radiator, electric fire and surround, double glazed sliding patio doors to conservatory and door to kitchen.

REFITTED KITCHEN 7' 5" x 9' 0" (2.28m x 2.75m) With radiator, double glazed exterior door to the conservatory and having super range of units incorporating a Franke enamel sink unit with mixer tap, integrated appliances including Bosch gas hob with extractor over and Bosch electric oven, Zanussi 50/50 fridge/freezer, range of base cupboards and pan drawers, carousel unit, wall cupboard with cantilever doors and splash back to work surfaces.

CONSERVATORY 8' 1" x 12' 0" (2.47m x 3.67m) With double glazed windows to three sides and two sets of sliding patio doors.

BEDROOM ONE 9' 6" x 13' 0" into bay (2.90m x 3.98m) With radiator, double glazed bay to front, built-in wardrobes with sliding doors.

BEDROOM TWO 7' 3" x 8' 2" (2.23m x 2.50m) With radiator, double glazed window to front.

SHOWER ROOM Being refitted and having radiator, low level wc, wash basin with vanity unit and tiled splash back, large shower compartment with electric shower and glazed screening, double glazed window, extractor fan.



GARAGE 18' 4" x 7' 10" (5.60m x 2.41m) With electric roller door, wall mounted gas fired central heating boiler, double glazed exterior door to rear, electric light and power points, plumbing for washing machine, cold water tap.

(Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

OUTSIDE The property stands behind a lawned fore-garden with inset shrubs and driveway providing parking and access to the garage. There is gated side access and to the rear is an enclosed garden being very well stocked and attractively presented with patio area, lawn, borders, fencing and aluminium green-house.

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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