



## Yew Tree House Fazeley Road, Tamworth, Staffordshire, B78 3LW

**Guide Price £725,000**

A character detached residence retaining many period features throughout. Offering 2857sqft of well proportioned and versatile accommodation, arranged over three floors. In brief the property comprises, hallway, three reception rooms, separate office, farmhouse kitchen, utility room, store and WC. To the first and second floors are five double bedroom, four with en-suite facilities. Outside is a detached garage/annexe and a delightful rear garden.

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Branches across the region and an office in central London

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PARTNERSHIP NO. OC316701 VAT REGISTRATION NO. 272 4321 77 REGISTERED IN England and Wales REGISTERED OFFICE 7-11 Albert Street, Rugby, Warwickshire CV21 2RX



## LOCATION

This area of Tamworth is within a short distance to excellent services such as the renowned Ventura retail park, restaurants, traditional town centre shopping, cafes and bars and not forgetting a host of leisure activities including the well regarded Snow Dome. Tamworth also has a mainline railway station with direct links into Birmingham and London (fastest journey time currently is 60 minutes). The property is conveniently located for access to the region's motorway networks namely the M42, M6 and M1. The major cities of Leicester, Derby, Nottingham and Birmingham are all within a reasonable commuting time. There is also excellent access to East Midlands, Coventry and Birmingham airports.

## ACCOMMODATION DETAILS - GROUND FLOOR

The front door with entrance porch leads into a dog leg entrance hall with oak panelling and staircase rising to the first floor. To the left is the living room with sash window to the front elevation, attractive cast iron fireplace with mantle above, and oak panelling. Off to the right is the formal dining room with sash window to the front elevation, attractive fireplace with open faced brick surround and display plinths, exposed beams to ceiling and door into the farmhouse style kitchen having a range of base units ample preparation surfaces, complementary tiling, double Belfast sink, exposed beamed ceiling, space for cooker with extractor hood above and open access into the office. To the rear of the hallway is a cloakroom WC and a second access door leading into office with a further door opening into a dual aspect family room with sash windows to both side elevations and an attractive fireplace with open faced brick surround with wood burner fitted, display plinths exposed beamed ceiling and door into a useful utility room.

## FIRST & SECOND FLOORS

To the first floor, there is a large landing with library area and doors leading off to three excellent size bedrooms all having the benefit of en-suite facilities and to the second floor there are two further bedrooms and an en-suite WC.

## OUTSIDE

Outside to the side of the property there is a driveway leading to a gravelled parking area and a detached garage. To the rear is a private garden mainly laid to lawn and a large garden shed.

## Viewing Arrangements

Strictly by prior appointment via the agents Howkins & Harrison Tel:01827-718021 Option 1

## Local Authority

Tamworth Borough Council - Tel:01827 709709

## Council Tax

Band - F

## Agents Note

Additional information about the property, including details of utility providers, is available upon request. Please contact the agent for further details.

## Tenure & Possession

The property is freehold with vacant possession being given on completion

## Fixtures and Fittings

Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

## Services

None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

## Floorplan

Howkins & Harrison prepare these plans for reference only. They are not to scale.

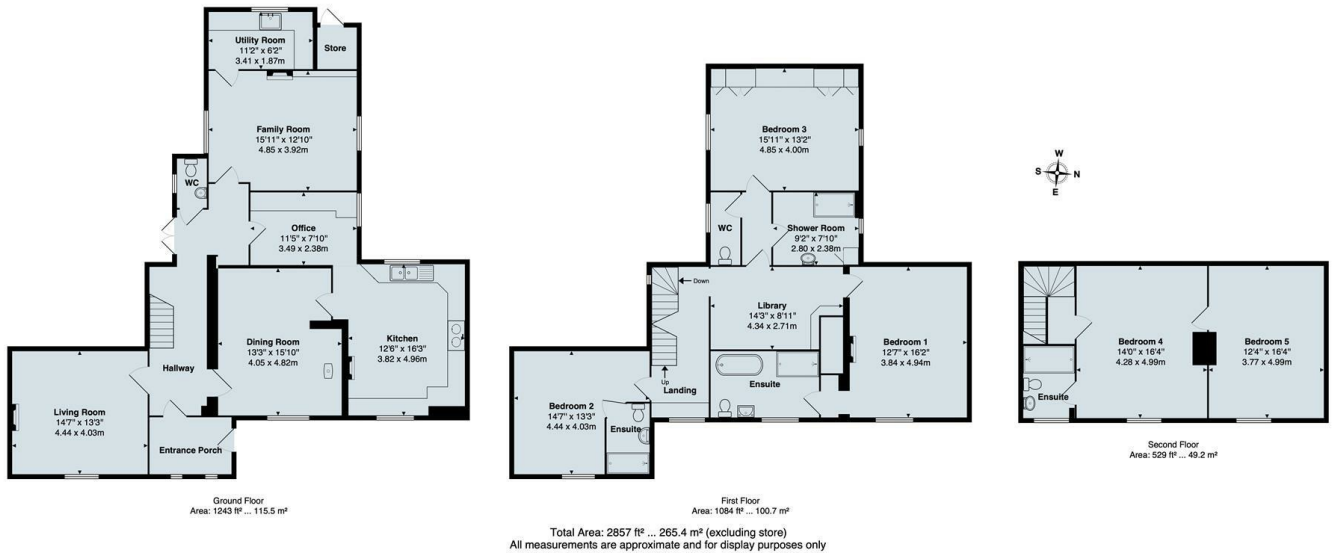
## Additional Services

Do you have a house to sell? Howkins and Harrison offer a professional service to home owners throughout the Midlands region. Call us today for a Free Valuation and details of our services with no obligation whatsoever.

## Important Information

Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		86
(69-80) <b>C</b>	70	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		

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