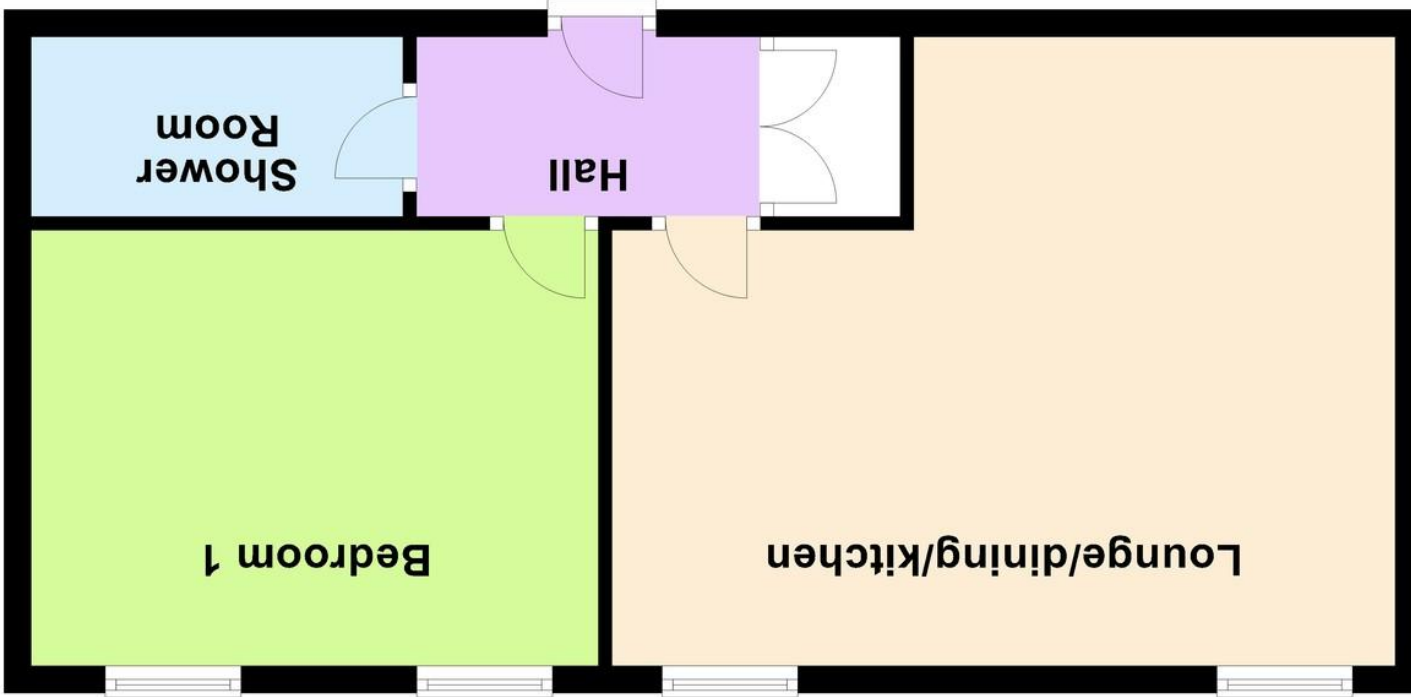


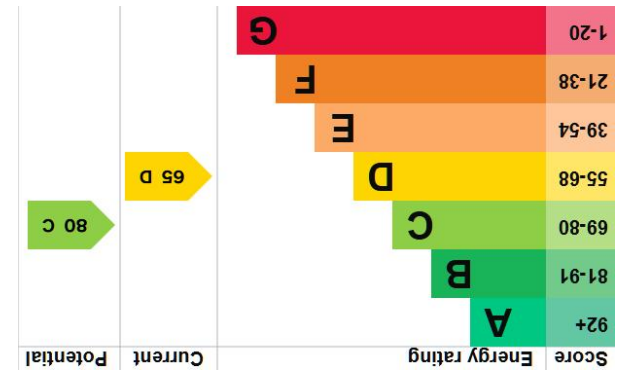
NOT TO SCALE: THIS IS AN APPROXIMATE GUIDE TO THE RELATIONSHIP BETWEEN ROOMS

Total area: approx. 501.2 sq. feet



Ground Floor
Approx. 501.2 sq. feet

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)

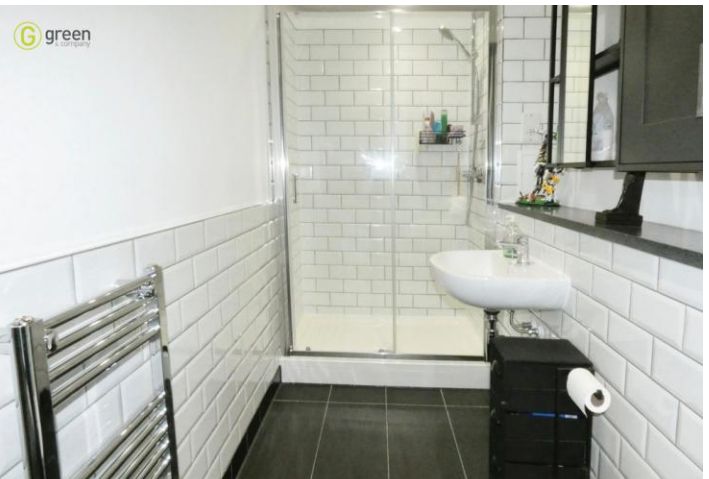
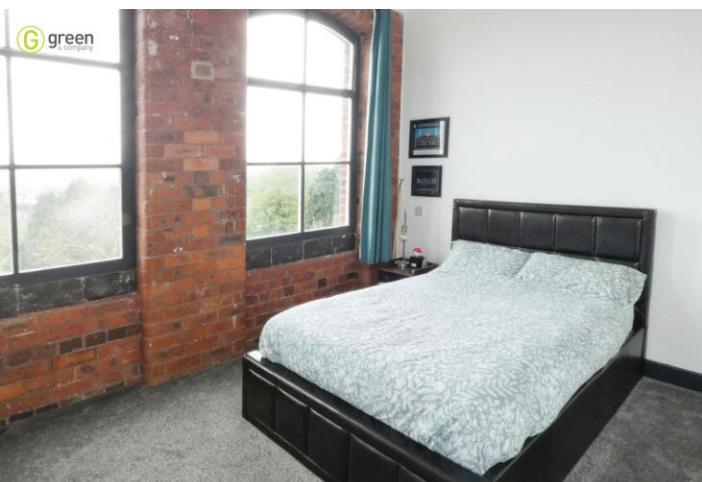
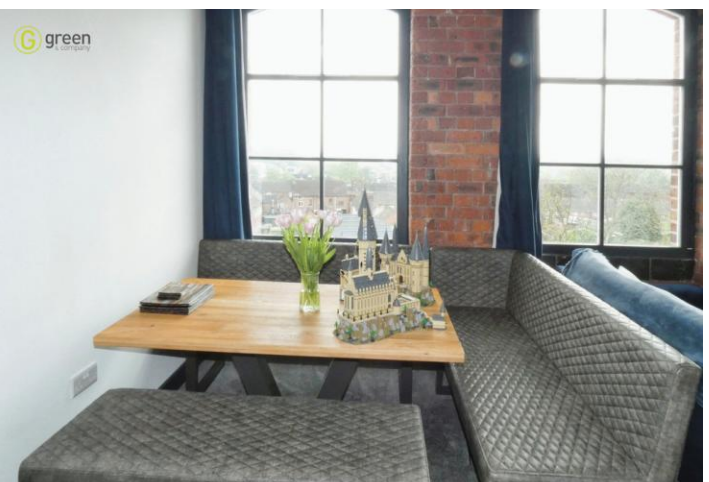


- CHARACTER PROPERTY
- ALLOCATED PARKING
- STUNNING VIEWS OVER TAMWORTH
- LOFT APARTMENT LIFESTYLE
- TOP SPECIFICATION
- ONE BEDROOM



The Mill , Tolson Court, Fazeley, Tamworth, B78 3UZ

£157,500



Property Description

One bedroom penthouse apartment set in a prime location of Fazeley, close to local amenities. This character property is situated on the top floor which can be accessed via the lift and front door into the apartment.

HALLWAY With storage and door into:-

SHOWER ROOM Stainless steel towel rail, tiled walls and flooring, glazed screen, walk-in shower with electric shower over, granite work surfaces, low level wc, spotlighting.

BEDROOM 12' 9" x 9' 4" (3.89m x 2.84m) Fitted wardrobes, with windows to the front and infra red heating to the ceiling.

OPEN PLAN KITCHEN DINING LOUNGE 15' 2" x 18' 11" (4.62m x 5.77m) With windows to rear, a range of wall and base units, work surfaces, hob, oven and extractor, fridge/freezer, dishwasher, sink with mixer tap, engineered wood flooring, open to lounge and dining area, infra red central heating to the ceiling.

Council Tax Band B - Lichfield District Council

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 leasehold with approximately 247 years remaining. Service Charge is currently running at £1796 per annum and is reviewed (to be confirmed). The Ground Rent is currently running at £225 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