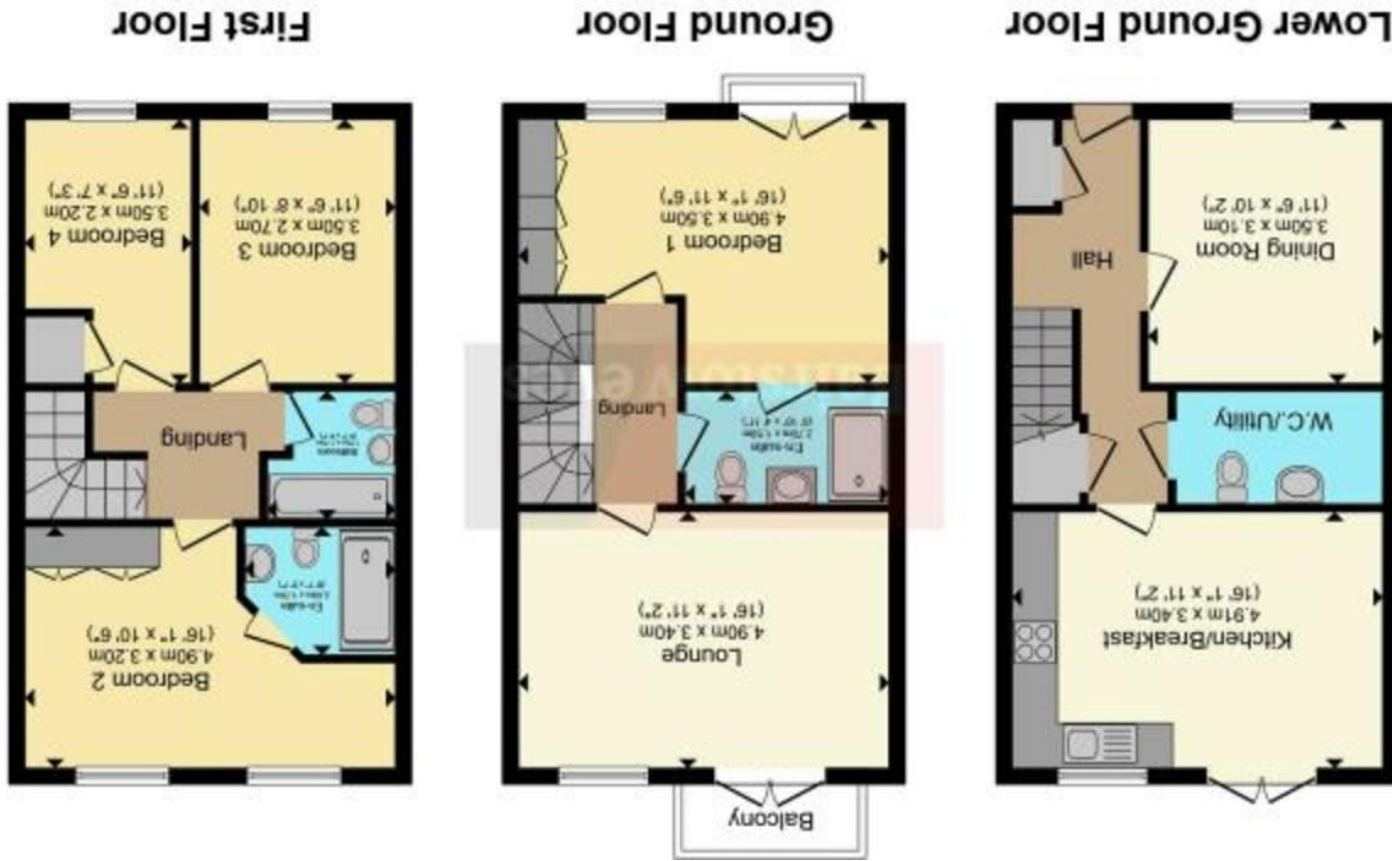


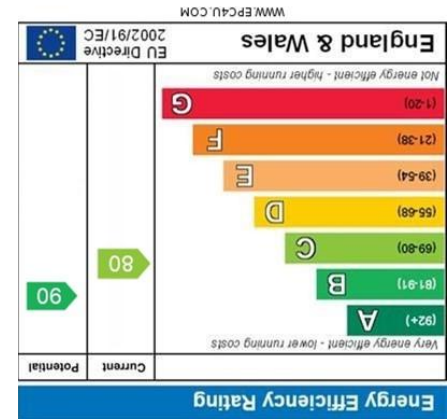
**GUIDE TO THE RELATIONSHIP BETWEEN ROOMS  
NOT TO SCALE: THIS IS AN APPROXIMATE**

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

Total floor area 126.7 m<sup>2</sup> (1,363 sq.ft.) approx



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)



- GATED CANAL SIDE DEVELOPMENT
- THREE STOREY TOWN HOUSE
- FOUR DOUBLE BEDROOMS
- TWO EN SUITES
- BATHROOM
- KITCHEN DINER

The Laurels, Fazeley, Tamworth, B78 3EJ

£340,000





## Property Description

A three storey town house, approach via gated entry, block paved driveway:-

**GARAGE** 8' 7" x 17' 7" (2.62m x 5.36m) 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)

**HALLWAY** Having two storage cupboards, stairs leaving to the first floor, tiled walls and door leading to:-

**STUDY** 9' 9" x 11' 6" (2.97m x 3.51m) Double glazed window to front and central heating radiator.

**KITCHEN DINER** 11' 1" x 16' 1" (3.38m x 4.9m) With tiled flooring, sink with mixer tap, five ring hob, double oven, wall and base units, work surfaces, sink with mixer tap, double doors to the garden, double glazed window to rear, dishwasher space, central heating radiator.

**UTILITY ROOM** 8' 6" x 5' 5" (2.59m x 1.65m) With low level wc, pedestal wash hand basin, tiled flooring, plumbing for washing machine, base units and work surfaces.

### FIRST FLOOR

**LOUNGE** 11' 2" x 16' 2" (3.4m x 4.93m) With double doors leading to balcony, double glazed window to rear, central heating radiator.

**JACK AND JILL EN SUITE** Low level wc, pedestal wash hand basin, shower cubicle with glazed screen and mixer shower, tiled walls, tiled splash backs.

**BEDROOM ONE** 14' 5" x 12' 5" (4.39m x 3.78m) Having Juliette balcony to front, double glazed window to front, double doors leading to Juliette balcony, central heating radiator, fitted wardrobes and access to en suite.

### SECOND FLOOR

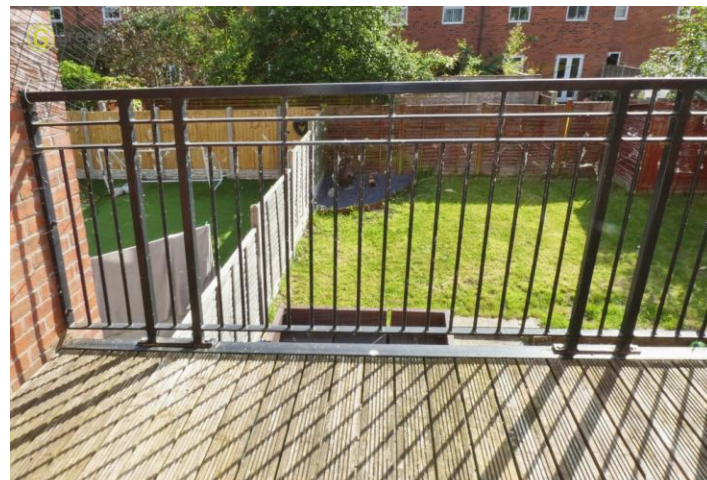
**FAMILY BATHROOM** With low level wc pedestal wash hand basin, bath, tiled walls.

**BEDROOM FOUR** 8' 8" x 11' 2" (2.64m x 3.4m) Double glazed window to front, central heating radiator.

**BEDROOM THREE** 11' 6" x 8' 1" (3.51m x 2.46m) With double glazed window to front and central heating radiator.

**BEDROOM TWO** 16' 2" x 9' 3" (4.93m x 2.82m) Fitted wardrobes.

**EN SUITE** With low level wc, shower cubicle with glazed screening, pedestal wash hand basin, mixer shower over.



**REAR GARDEN** Paved patio area and lawned area, side gated access.

Council Tax Band E - Lichfield

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

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

Broadband coverage:-

Broadband Type = Standard Highest available download speed 8 Mbps. Highest available upload speed 0.9 Mbps.

Broadband Type = Superfast Highest available download speed 112 Mbps. Highest available upload speed 20 Mbps.

Networks in your area - Openreach

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.

**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

