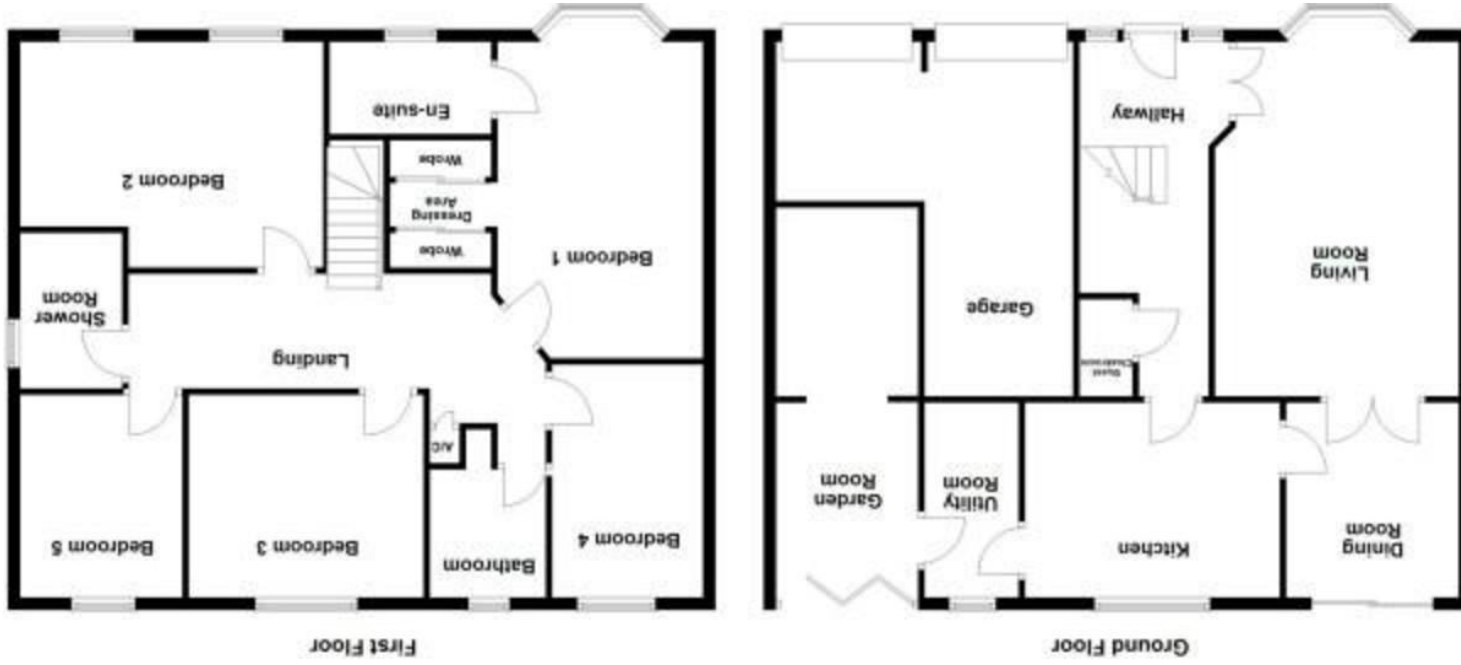
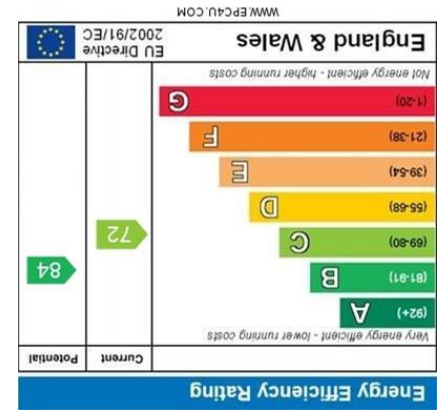


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
 NOT TO SCALE: THIS IS AN APPROXIMATE



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)



- BEAUTIFULLY PRESENTED
- FIVE BEDROOMS
- THREE BATHROOMS
- THREE RECEPTION ROOMS
- SOUTH FACING REAR GARDEN
- LARGE KITCHEN

Fasson Close, Tamworth, B77 1GJ

Offers In Excess Of
 £475,000

Property Description

*** DRAFT DETAILS - AWAITING VENDOR APPROVAL ***

Approaching the property, a substantial driveway, providing ample off-road parking and a manicured lawn. The frontage is embraced by hedgerows and evergreens, ensuring privacy, while 'up and over' garage doors, a side entrance gate, and a new fitted composite front entrance door, beneath an attractive canopy storm porch.

HALLWAY 'Amico' flooring guides you through the ground floor, revealing a guest cloakroom and stairs to the upper level.

LIVING ROOM 13' 2" x 19' 1" (4.01m x 5.82m) Double glazed bay window to front, central heating radiator and double doors to dining room.

DINING ROOM 10' 6" x 9' 4" (3.2m x 2.84m) Double glazed sliding doors leading to garden and central heating radiator, door into kitchen.

FITTED KITCHEN 13' 9" x 10' 0" (4.19m x 3.05m) The attractive fitted kitchen boasts matching wall and base units, a built-in oven, extractor, and further integrated appliances,

UTILITY ROOM 5' 1" x 10' 4" (1.55m x 3.15m) Plumbing for washing machine and double glazed window to rear, access to the garage.

GARDEN ROOM 21' 1" x 7' 8" (6.4m x 2.34m) Double glazed bi-fold doors opening to the garden, central heating radiator, and family area.

GUEST CLOAKROOM 3' 5" x 5' 3" (1.04m x 1.6m) Low level wc, wash hand basin.

GARAGE 16' 7" x 16' max (5.05m x 4.88m) Insulated with power and lighting. (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

FIRST FLOOR LANDING The first floor presents a master bedroom with a feature bay window, a dressing area with fitted mirror fronted wardrobes, and a luxurious en-suite shower room. The second bedroom offers ample floor space which currently presents a double bed, sofa, wardrobes, and a television display. The following two bedrooms feature fitted wardrobes and matching displays, with the fifth bedroom currently used as a home office, offering flexibility. A re-fitted shower room caters to the additional washroom needs.

MASTER BEDROOM 16' 1" x 11' 1" (4.9m x 3.38m) Feature bay window, dressing area with mirrored wardrobes.

MASTER DRESSING AREA 5' 3" x 3' (1.6m x 0.91m)

EN SUITE 9' x 4' 8" (2.74m x 1.42m) Double walk in shower, low level wc and wash hand basin.

BEDROOM TWO 17' 8" x 12' 2" (5.38m x 3.71m) Double glazed window to front, central heating radiator, fitted wardrobes.

BEDROOM THREE 10' 11" x 12' 8" (3.33m x 3.86m) Double glazed window to front, central heating radiator, fitted wardrobes.

BEDROOM FOUR 9' 12" x 7' (3.05m x 2.13m) Double glazed window to rear, central heating radiator.

BEDROOM FIVE 10' 11" x 8' 9" (3.33m x 2.67m) Double glazed window to rear, central heating radiator.

SHOWER ROOM 6' 2" x 5' 6" (1.88m x 1.68m) Shower cubicle with mixer shower, low level wc and wash hand basin.

BATHROOM 7' 10" x 6' 3" (2.39m x 1.91m) Corner bath, double glazed window to rear, low level wc, wash hand basin.

Council Tax Band F- Tam worth Borough Council

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

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

Broadband coverage:-

Broadband Type = Standard Highest available download speed 17 Mbps. Highest available upload speed 1 Mbps.

Broadband Type = Superfast Highest available download speed 206 Mbps. Highest available upload speed 26 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.

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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