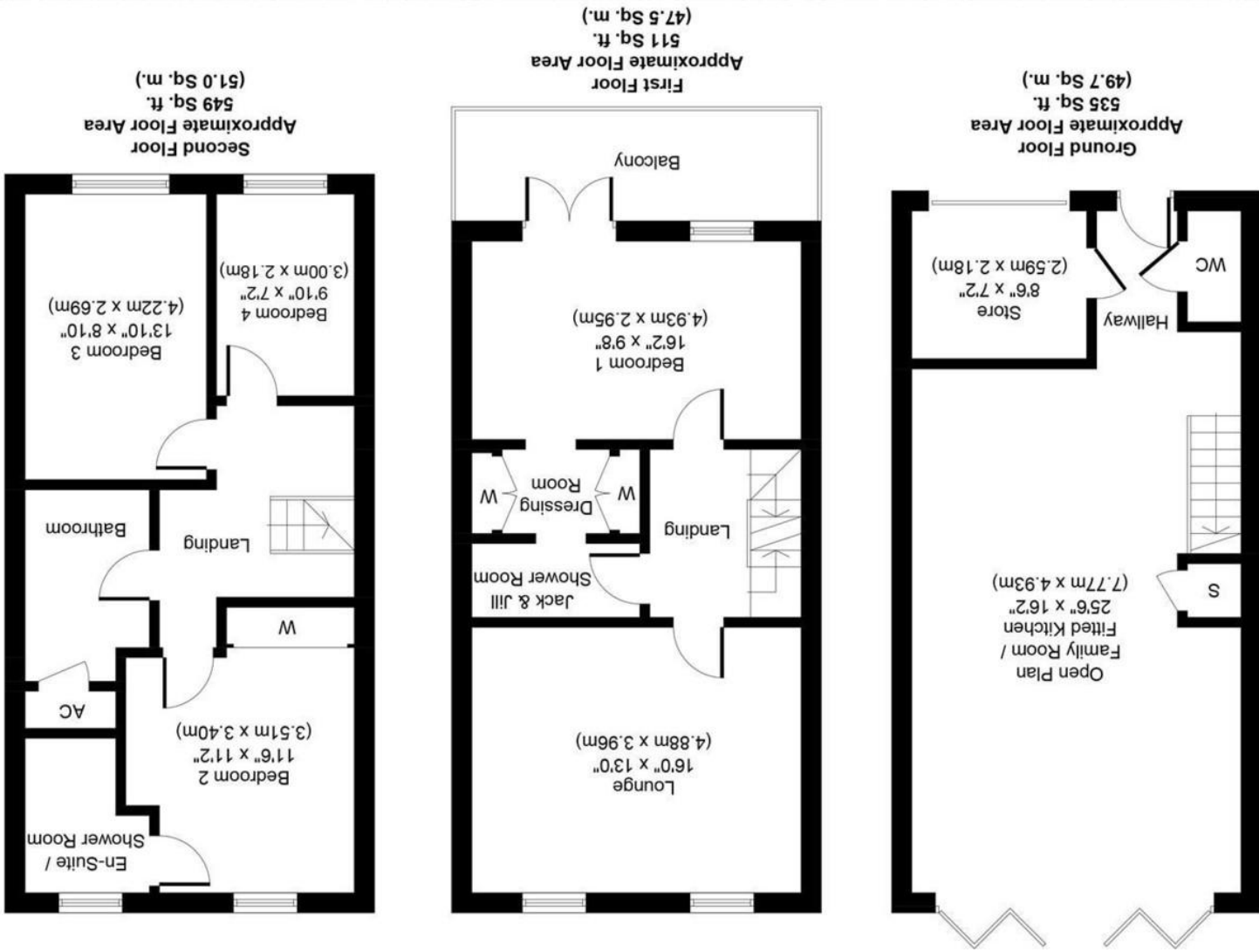
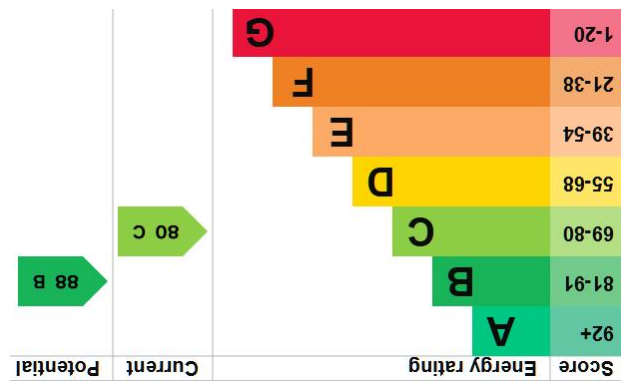


**GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
 NOT TO SCALE: THIS IS AN APPROXIMATE**

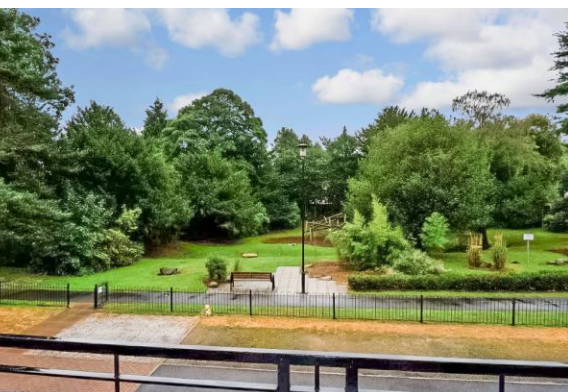
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 Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



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)



- STUNNING LOCATION
- MUCH IMPROVED
- OPEN PLAN LOUNGE DINER
- LANDSCAPED GARDEN
- FOUR DOUBLE BEDROOMS
- TWO ENSUITES

The Laurels, Fazeley, Tamworth, B78 3EJ

£375,000



Property Description

The Laurels is a private gated development off Lichfield Street, Fazeley and was built by David Wilson Homes in approximately 2011. The property has been owned by the current vendors since it was built and they have improved the accommodation by creating a superb family room / fitted integrated kitchen of great appeal. Providing four bedrooms, the master bedroom having balcony, dressing room and en-suite shower room, there is a further bedroom with en-suite shower room, family bathroom and two further bedrooms. Having a driveway to the front and further allocated parking, the property occupies a magnificent position enjoying commanding views over private parkland to the front.

The property is very well located with regard to local schools for children of all ages, very well placed for the commuter and within easy distance of excellent shopping and recreational facilities. Having central heating and double glazing (both where specified), the property really needs to be viewed internally to be fully appreciated and in more detail comprises:

CANOPY ENTRANCE With front door leading to:

RECEPTION HALL With feature radiator, door to store room and door to fitted cloakroom.

FITTED CLOAKROOM With low level WC, pedestal wash basin with tiled splash back, radiator and wall mounted gas fired central heating boiler.

MAGNIFICENT OPEN PLAN FAMILY ROOM / FITTED KITCHEN 26' 4" x 16' 2" overall (8.03m x 4.93m) With bi-fold double glazed doors to the rear garden, radiator, fitted units with wooden work surfaces including island unit, one and a half bowl sink unit with mixer tap, a comprehensive range of base cupboard units, pan drawers, splash backs to work surfaces, under lighting, range of wall cupboards, integrated five ring gas hob with extractor over, electric oven and microwave, dishwasher, fridge, freezer, under floor heating to the kitchen area, stairs leading off and cupboard under stairs.

FIRST FLOOR LANDING With radiator.

LOUNGE 13' 1" x 16' 5" (3.99m x 5.01m) With radiator and two double glazed windows to rear.

BEDROOM ONE 9' 8" x 16' 2" (2.97m x 4.94m) With radiator, double glazed window and double glazed double French doors leading to full width balcony to front aspect.

DRESSING ROOM With two sets of flanking double wardrobes and access through to:

EN-SUITE SHOWER ROOM With two tiled walls, low level WC, pedestal wash basin, double shower compartment with thermostatic shower and glazed doors over, wall cabinet, electric shaver point and further door to the landing.

SECOND FLOOR LANDING With radiator and access to loft.

FAMILY BATHROOM With radiator, pedestal wash basin with mixer tap and tiled splash back, low level WC, panelled bath and extractor fan.

BEDROOM TWO 11' 3" x 11' 3" (3.44m x 3.43m) With radiator, double glazed window to rear and built-in wardrobe.

EN-SUITE SHOWER ROOM With radiator, double glazed window and suite comprising of low level WC, pedestal wash basin, double shower compartment with thermostatic shower.

BEDROOM THREE 13' 9" x 9' 0" (4.21m x 2.76m) With radiator and double glazed window to front.

BEDROOM FOUR 10' 5" x 7' 0" (3.18m x 2.15m) With radiator and double glazed window to front.

OUTSIDE

STORE ROOM 7' 3" x 8' 6" (2.22m x 2.61m) With up and over door, electric light, plumbing for washing machine, power points, automatic light and door to the entrance hall.

The property stands behind a tarmac drive with flanking cobble stone pathway and flower bed with further allocated parking to the front. To the rear is an enclosed attractively laid rear garden with two patio areas, lawn, borders, fenced boundaries and gate to rear.

Council Tax Band D Lichfield District Council

Predicted mobile phone coverage and broadband services at the property.
 Mobile coverage - voice likely available for O2, Vodafone limited for EE, Three and data likely available for O2, Vodafone limited for EE, Three
 Broadband coverage - Broadband Type = Standard Highest available download speed 8Mbps. Highest available upload speed 0.9Mbps.
 Broadband Type = Superfast Highest available download speed 79 Mbps. Highest available upload speed 20Mbps.
 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 but there is a maintenance charge payable of £368.39 per annum for maintenance of the electric gates, parkland, etc. 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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