

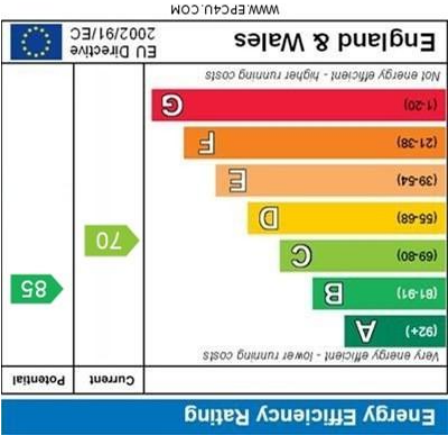
GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
NOT TO SCALE: THIS IS AN APPROXIMATE



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 Conveyancer.



Tamworth | 01827 68444 (option 1)

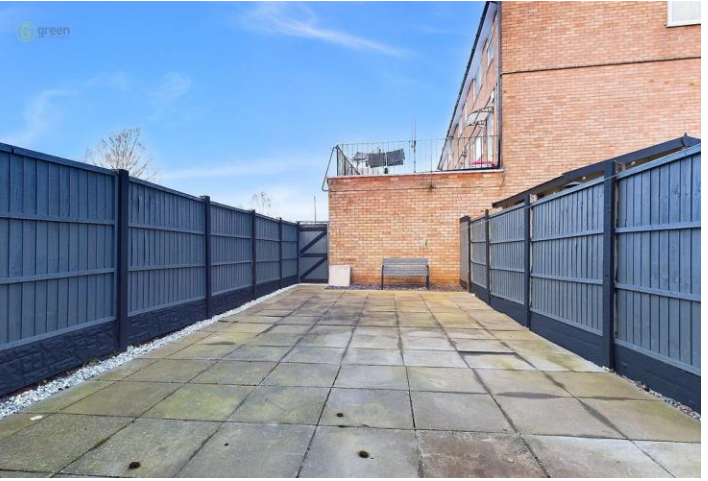


- FULLY REFURBISHED THROUGHOUT
- LOUNGE
- NEWLY FITTED KITCHEN DINER
- LOW MAINTENANCE REAR GARDEN
- NEWLY FITTED BATHROOM



Reindeer Road, Fazeley, Tamworth, B78 3SW

Offers In Region Of
£220,000



Property Description

A three bed mid terrace which has been fully refurbished.

Approach via landscaped fore-garden with path to front door and gravelled area.

HALLWAY With storage cupboard housing central heating boiler, further door into:-

SPACIOUS LOUNGE With double glazed window to front and stairs leading to the first floor, laminate flooring.

KITCHEN DINER Double glazed window to rear, double glazed door to garden, a range of wall and base units with work surfaces, sink mixer tap, integrated hob and oven and extractor, tiled flooring.

FIRST FLOOR LANDING Storage cupboard, doors off to bathroom and bedrooms.

BATHROOM With panelled bath, shower over, sink with mixer taps and vanity underneath, low level wc and double glazed window to rear.

BEDROOM TWO Double glazed window to rear and central heating radiator.

BEDROOM ONE Double glazed window to front and central heating radiator.

BEDROOM THREE Double glazed window to front and central heating radiator.

REAR GARDEN Having paved patio area and rear gated access.

Council Tax Band B - 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, limited for EE, Three and Vodafone.

Broadband coverage:-

Broadband Type = Standard Highest available download speed 19 Mbps.

Highest available upload speed 0.8 Mbps.

Broadband Type = Superfast Highest available download speed 73 Mbps.

Highest available upload speed 19 Mbps.

Broadband Type = Ultrafast Highest available download speed 1000 Mbps.

Highest available upload speed 1100 Mbps.

Networks in your area - No information 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 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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