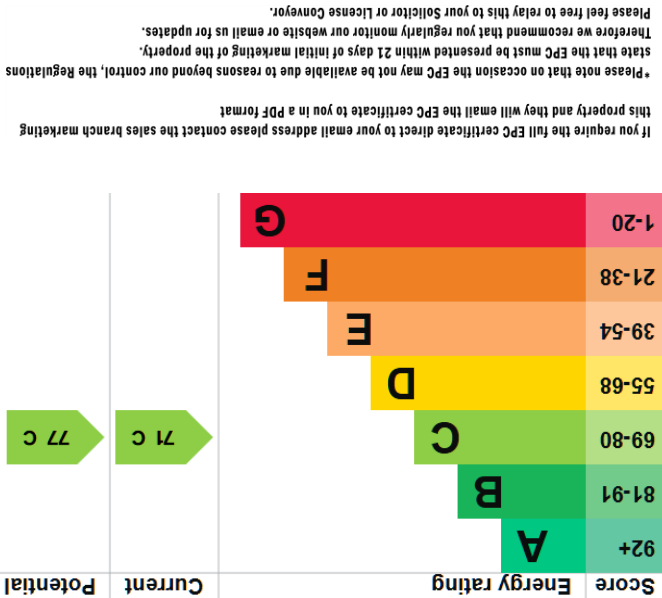




Tamworth | 01827 68444 (option 1)



- DRIVEWAY
- GUEST WC
- SPACIOUS LOUNGE
- KITCHEN DINER
- CONSERVATORY
- THREE BEDROOMS



Reindeer Road, Fazeley, Tamworth, B78 3SW

£225,000



Property Description

A well presented three bedroom end of terrace with block paved driveway.

Door into:-

SPACIOUS LOUNGE 15' x 18' 9" (4.57m x 5.72m) Having double glazed windows to front,, central heating radiator, stairs leading to first floor, door leading to Kitchen diner.

KITCHEN DINER 15' x 9' 9" (4.57m x 2.97m) Having wall and base unit with work surfaces, sink with mixer tap, double glazed window to rear and double glazed door leading to garden, work effect flooring, hob, oven and extractor, tiled walls, integrated fridge.

CONSERVATORY 7' 5" x 9' 3" (2.26m x 2.82m) Having double glazed window to side and double doors leading to the garden.

UTILITY AREA With plumbing for washing machine.

GUEST WC With low level wc, wash hand basin.

REAR GARDEN With patio area and side gated access.

The property benefits from having a garage at the rear which is currently rented.

FIRST FLOOR LANDING Loft access, having loft ladder and is partly boarded, houses the central heating boiler.

BATHROOM 5' 8" x 5' 11" (1.73m x 1.8m) With double glazed window to rear, heated towel rail, walk-in shower with mixer shower, low level wc, wash hand basin with vanity underneath.

BEDROOM ONE 9' 0" x 12' 8" (2.74m x 3.86m) Having double glazed window to front, central heating radiator.

BEDROOM TWO 9' 1" x 9' 4" (2.77m x 2.84m) Double glazed window to rear, central heating radiator.

BEDROOM THREE 5' 9" x 9' 8" (1.75m x 2.95m) Double glazed window to front and central heating radiator .

Council Tax Band B - Lichfield

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

Mobile coverage for:
EE and Three - Good outdoor
O2 - Good outdoor and in-home
Vodafone - Good outdoor, variable in-home

Broadband coverage:-
Broadband Type = Standard Highest available download speed 18 Mbps. Highest available upload speed 0.8 Mbps.
Broadband Type = Superfast Highest available download speed 56 Mbps. Highest available upload speed 12 Mbps.
Broadband Type = Ultrafast Highest available download speed 2000 Mbps. Highest available upload speed 2000 Mbps.

Networks in your area:- Openreach, Virgin Media, Lightspeed Broadband

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.

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.

WANT TO SELL YOUR OWN PROPERTY?
CONTACT YOUR LOCAL GREEN & COMPANY BRANCH ON 01827 68444

AGENTS NOTE The property has solar panels that are owned.