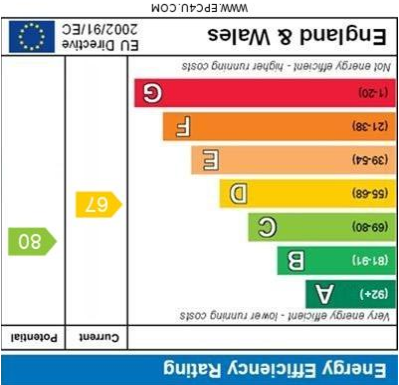


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
NOT TO SCALE: THIS IS AN APPROXIMATE



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)



- IMMACULATE FOUR BEDROM DETACHED
- CONSERVATORY TO REAR
- EN SUITE TO MASTER BEDROOM
- RE FITTED KITCHEN
- DOUBLE DRIVEWAY



Mayfair Drive, Fazeley, Tamworth, B78 3TG

£395,000



Property Description

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

An absolutely immaculate four bedroom detached house presented throughout to the highest of standards.
In brief the property comprises lounge, re fitted kitchen, separate dining room, conservatory and guest cloakroom To the first floor are four bedrooms, en suite and family bathroom. There is a double driveway, single garage and the most beautifully maintained rear garden!!
This is a must see property!

Entrance door leading to:-

ENTRANCE PORCH Further door leading to:-

ENTRANCE HALLWAY With stairs rising to first floor, single wall mounted radiator, wood effect flooring, double doors leading dining room, further door leading to lounge and kitchen.

KITCHEN A recently refitted immaculately presented high gloss kitchen comprising wall mounted and base units with rolled top work surfaces over, one and a half bowl stainless steel sink unit and drainer with mixer taps over, plumbing for washing machine, space for American style fridge/freezer, built-in double oven, four ring gas hob with extractor hood over, integrated dishwasher, double glazed obscure glazed window to side aspect, double bi-fold doors leading to dining room.

DINING ROOM Double glazed window to front aspect, single radiator, textured and coved ceiling, double doors to hall and bi fold glazed door to kitchen,

CONSERVATORY Double glazed windows to three aspects, double glazed French doors leading to garden, polycarbonate roof.

GUEST CLOAKROOM Low level flush wc, wash hand basin in vanity unit, wall mounted radiator.

LOUNGE A beautiful room with French doors leading to garden and matching side light windows, feature fireplace, wall mounted radiator, wall light point and central ceiling light.

FIRST FLOOR LANDING With access to loft space, generous built-in airing cupboard.

BEDROOM ONE With an excellent range of fitted wardrobes with hanging rails and fitted shelving, double glazed window to front aspect, wall mounted radiator, door leading to:-

EN SUITE SHOWER ROOM Corner tiled shower cubicle with mains fed shower, wash hand basin in vanity unit, low level flush wc, wall mounted heated towel rail, tiled flooring, double glazed obscure glazed window to front aspect, wall mounted single radiator.

BEDROOM TWO Double glazed window to front aspect, wall mounted single radiator, an excellent range of fitted wardrobes with wardrobes and cupboards over bed space.

BATHROOM A refitted bathroom comprising double shower cubicle with wall mounted electric shower, wash hand basin in vanity unit, low level flush wc, wall mounted heated towel rail, double glazed obscure glazed window to rear aspect, tiled walls and recess spotlights to ceiling.

BEDROOM THREE Double glazed window to rear aspect, double wardrobes with part mirror sliding doors, wall mounted radiator.

BEDROOM FOUR Currently used as a study, Double glazed window to rear aspect, wall mounted single radiator.

OUTSIDE To the front of the property is a tarmac double width driveway providing multi off road parking space leading to single garage with up and over door, power and light connected.
(Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

There is side pedestrian access to the rear of the property where there is patio area abutting the rear of the property, the remainder of the garden is immaculate laid to lawn, mature flower, shrub and herbaceous border, enclosed by panelled fencing, outside tap and light.

AGENTS NOTE The property is absolutely immaculately presented throughout, having been maintained to the highest of standards by the current owner, situated in a pleasant cul-de-sac location within easy access of Fazeley village and Tamworth town centre.

Council Tax Band E - Lichfield

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

Mobile coverage for:

EE and Three - Good outdoor

O2 and Vodafone - Good outdoor and variable in-home

Broadband coverage:-

Broadband Type = Standard Highest available download speed 15 Mbps. Highest available upload speed 1 Mbps.

Broadband Type = Superfast Highest available download speed 57 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, 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.

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