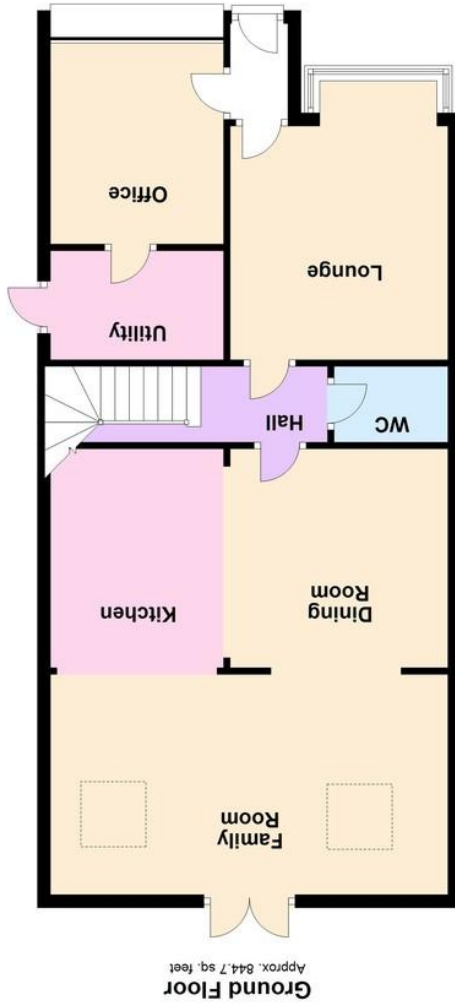
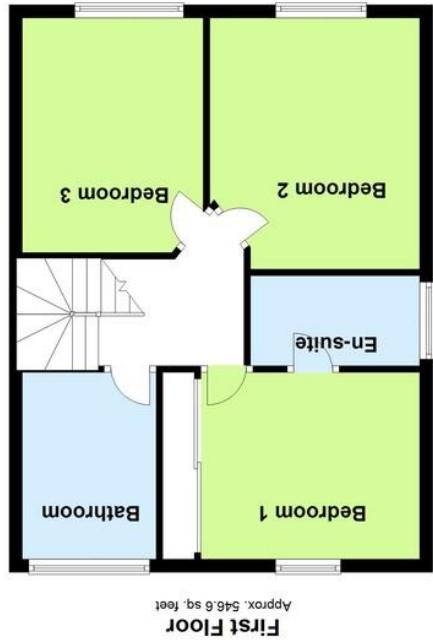
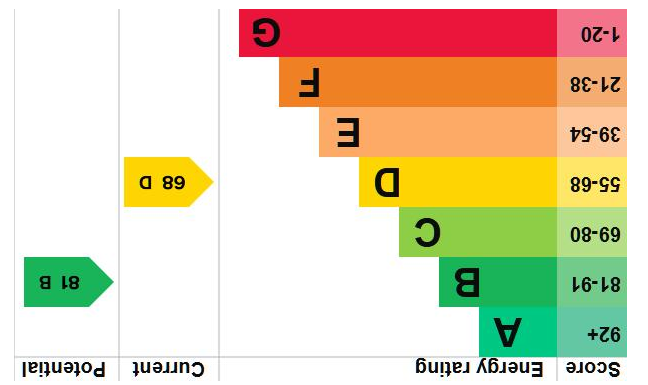


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS  
 NOT TO SCALE: THIS IS AN APPROXIMATE

Total area: approx. 1391.2 sq. feet



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.



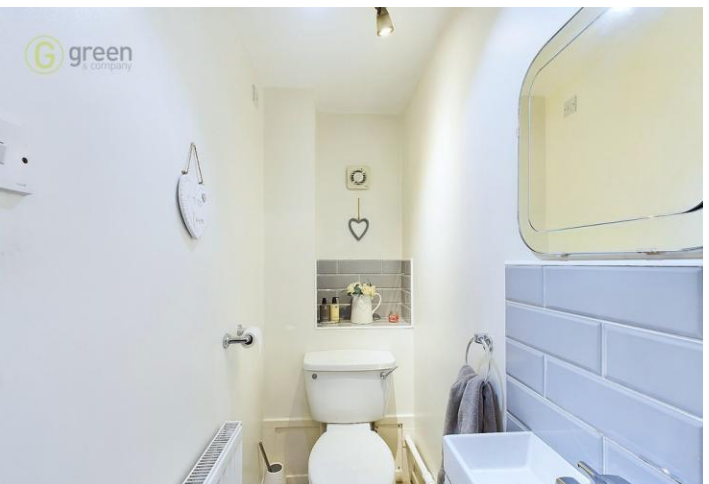
Tamworth | 01827 68444 (option 1)



- NO UPWARD CHAIN
- BEAUTIFULLY PRESENTED
- THREE BEDROOM DETACHED
- DOUBLE DRIVEWAY
- EXTENDED TO REAR
- SPACIOUS LOUNGE

Hampshire Close, Fazeley , Tamworth, B78 3XU

£340,000



## Property Description

A well presented three bedroom detached family home being pleasantly extended on the popular County Drive estate in Fazeley.

Approach the property via the driveway which has lawned fore-garden and path leading to front door.

ENCLOSED PORCH Having door into garage.

OFFICE/GARAGE ROOM 7' 6" x 8' 9" (2.29m x 2.67m) With laminate flooring and spotlighting, further door leading to utility area.

UTILITY AREA 7' 2" x 7' 8" (2.18m x 2.34m) Plumbing for washing machine, central heating boiler and door to the side.

SPACIOUS LOUNGE 10' 8" x 13' (3.25m x 3.96m) Double glazed box window to front, central heating radiator, gas feature fireplace.

GUEST WC With low level wc, wash hand basin and vanity, central heating radiator, tiled splash backs.

INNER HALLWAY Having stairs to first floor and under stairs cupboard.

DINING AREA 8' 9" x 11' 2" (2.67m x 3.4m) With Karndean flooring and central heating radiator, opens out into the family room and opens into the kitchen.

KITCHEN 9' 5" x 8' 3" (2.87m x 2.51m) With work surfaces, sink with mixer taps, gas hob and oven, fridge space.

FAMILY ROOM 17' 10" x 10' 5" (5.44m x 3.18m) With continuation of Karndean floor, three Velux windows to the ceiling, spotlighting and central heating radiator.

REAR GARDEN Landscaped with garden shed, side gated access, patio area and lawned area.

FIRST FLOOR LANDING Having loft access, double glazed window to side.

BATHROOM With low level wc, panelled bath, pedestal wash hand basin, double glazed window to rear, tiled flooring and electric shower over bath.

BEDROOM ONE 11' 5" x 10' (3.48m x 3.05m) Fitted wardrobe, double glazed window to rear and central heating radiator.

EN SUITE With stainless steel towel rail, shower cubicle fully tiled with shower over, double glazed window to side, low level wc, tiled walls.

BEDROOM TWO 8' 9" x 9' 3" (2.67m x 2.82m) With double glazed window to front and central heating radiator.

BEDROOM THREE 8' 2" x 9' 8" (2.49m x 2.95m) With double glazed window to front and central heating radiator.

Council Tax Band D - Tamworth Borough Council

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

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

Broadband coverage:-

Broadband Type = Standard Highest available download speed 8 Mbps. Highest available upload speed 0.9 Mbps.

Broadband Type = Superfast Highest available download speed 53 Mbps. Highest available upload speed 10 Mbps.

Broadband Type = Ultrafast Highest available download speed 1000 Mbps. Highest available upload speed 100 Mbps.

Networks in your area - Openreach, Virgin Media

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

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