

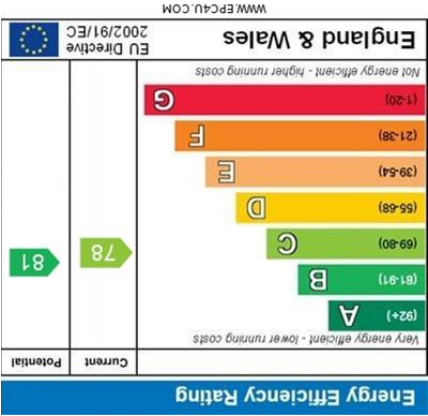
GUIDE TO THE RELATIONSHIP BETWEEN ROOMS  
NOT TO SCALE: THIS IS AN APPROXIMATE



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 Conveyor.



Tamworth | 01827 68444 (option 1)



- OVERLOOKING GREENERY & RIVER TAME
- STUNNING KITCHEN, DINING, FAMILY ROOM EXTENSION
- THREE BATHROOMS PLUS GUEST CLOAKROOM
- 2 LAUNDRY ROOMS
- PRESENTED TO THE HIGHEST STANDARD THROUGHOUT



Fasson Close, Two Gates, Tamworth, B77 1GJ | Asking Price Of £475,000





## Property Description

Overlooking greenery and the River Tame to the front, is this extended detached four bedroom, three bathroom family home. With off road parking to the front, the home is accessed via a composite front door with obscured glass panels to either side and entering into:-

**SPACIOUS HALLWAY** With stairs rising to the first floor featuring staircase spotlights and wood balustrade, radiator, under stairs storage with further spotlights and door leading to:-

**GUEST CLOAKROOM** Being fully tiled and having low level WC, heated towel rail, sink built into vanity unit and an extractor.

**LOUNGE** 18' 8" x 12' 1" (5.69m x 3.68m) Accessed via double doors from hall and having bay window to front with radiator beneath and further radiator to the rear.

**BEAUTIFULLY EXTENDED KITCHEN/DINING/FAMILY ROOM** 23' 6" x 27' 8" (7.16m x 8.43m) With bi-fold doors featuring integrated blinds and mood lighting above accessing the rear garden, part vaulted ceiling with spotlights and windows inset and part gas underflooring heating. The kitchen area features a range of wall and base units with further units beneath a large island with a quartz worktop, inset sink with a Kettle boiling water tap, induction hob with hidden integrated extractor and space for seating beneath, three electric built in ovens, microwave oven, warming draw, wine fridge, family sized fridge and freezer, over cabinet mood lighting and zoned lighting throughout the kitchen/family room.

**LAUNDRY ROOM** 4' 11" x 8' 2" (1.5m x 2.49m) Accessed from the kitchen with window to side, storage cupboards, space for appliances, radiator and door leading to:-

**UTILITY SPACE** 7' 2" x 8' 2" (2.18m x 2.49m) With access to side passage, floor to ceiling cupboards, boiler and space for further appliances and opening into:-

**STUDY** 8' 11" x 7' 6" (2.72m x 2.29m) Having front facing window and a radiator.

### FIRST FLOOR

**GOOD SIZED LANDING** With radiator, access to fully boarded loft via pull down ladder and benefitting from lighting and doors leading to:-

### AIRING CUPBOARD

**LARGE FAMILY BATHROOM** 8' 7" x 8' 6" (2.62m x 2.59m) With feature contemporary tiles, bath with large rainfall shower head and further shower head over, low level WC, sink with vanity and heated towel rail.

**MASTER BEDROOM** 11' 9" x 15' 1" (3.58m x 4.6m) Having window to front, radiator, built in wardrobes and door into:-

**LARGE ENSUITE** 4' 10" x 13' 2" (1.47m x 4.01m) Having double shower with rainfall shower head, low level WC, double sink with drawers beneath and heated towel rail.

**BEDROOM TWO** 11' 2" x 11' 7" (3.4m x 3.53m) Having window to rear, radiator and door to:-

**ENSUITE** 3' 7" x 9' 0" (1.09m x 2.74m) Having partly tiled walls, walk in electric shower, low level WC, sink with vanity and extractor.

**BEDROOM THREE** 10' 9" x 7' 11" (3.28m x 2.41m) Having window to rear and radiator.

**BEDROOM FOUR** 8' 6" x 7' 9" (2.59m x 2.36m) Having window to rear and radiator.

**REAR GARDEN** Accessed from the kitchen and both sides of the property. The garden is immaculately presented with benefits from a patio area, lawned area and is perfect for entertaining, as well as having a useful brick built storage shed.

Council Tax Band E Tamworth Borough Council

Utility Supply  
Electric - Mains  
Gas - Mains  
Water - Mains  
Heating - Central Heating  
Sewerage - Mains

**Flood Risk**  
Based on the Gov UK website's long-term flood risk checker, this property has been summarised as very low

**Predicted mobile phone coverage and broadband services at the property.**  
Mobile coverage for:  
EE, Vodafone - Good outdoor and in home  
O2, Three - Good outdoor, variable in home

**Broadband coverage - Broadband Type = Standard** Highest available download speed 17 Mbps. Highest available upload speed 1Mbps.  
**Broadband Type = Superfast** Highest available download speed 209 Mbps. Highest available upload speed 30Mbps.  
**Broadband Type = Ultrafast** Highest available download speed 1800 Mbps. Highest available upload speed 220Mbps.

**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. 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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