

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



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Tamworth | 01827 68444 (option 1)



- BRAND NEW HOME WITH FOUR DOUBLE BEDROOMS
- SMALL EXCLUSIVE DEVELOPMENT OF JUST 8 HOMES.
- LUXURY FAMILY BATHROOM
- TWO EN SUITE SHOWER ROOMS

Elizabeth Grove, Elford, Tamworth, B79 9AB

£695,000

## Property Description

A brand new four double bedroom detached family home with two en suite shower rooms and luxury family bathroom. Built by a well renowned local developer and offering well proportioned single garage and generous driveway. Accommodation briefly comprising; hallway, delightful lounge, open plan kitchen/diner / family room overlooking the rear garden, utility room and guest wc. The property is in a small development of just 8 individual homes, situated in the very popular village of Elford which itself offers very popular village pub, excellent primary school, cricket club, walled communal garden / allotments, pretty village church and an active and friendly local community.

**ENTRANCE HALLWAY** 11' 9" x 5' 9" (3.58m x 1.75m) With stairs to first floor, wall mounted central heating radiator.

**DELIGHTFUL LOUNGE** 10' 8" x 16' 10" (3.25m x 5.13m) With double glazed window to front aspect, wall mounted radiators.

**KITCHEN/DINER / FAMILY ROOM** 18' 1" x 23' 4" max(5.51m x 7.11m) A truly stunning open plan living dining family room. bi fold doors leading on to the rear garden, an excellent range of beautifully crafted kitchen units comprising wall mounted and base units with quality Quartz work surfaces over. There are many integrated appliances including built in eye level double oven oven, induction electric hob and extractor hood over, integrated fridge freezer, and dishwasher. Useful central island providing casual seating / breakfast bar area and further utility room leads from the kitchen area. There is a double glazed window in the kitchen area with views over the large rear garden, wall mounted radiators and downlighting throughout.

**SEPARATE UTILITY** 10' 8" x 4' 3" (3.25m x 1.3m) With door leading to the side of the property plumbing for washing machine and tumble dryer with work surface over and wall mounted storage cupboards. further door leading to ground floor w.c/

**GUEST WC** 4' 9" x 4' 3" (1.45m x 1.3m) Comprising low level flush w.c and wall mounted wash hand basin with splash backs. Double glazed window to the rear.

**GARAGE** 20' 1" x 9' 9" (6.12m x 2.97m) A generously proportioned garage with up and over door, power and light connected. There is a courtesy door leading from the garage into the kitchen area.

(Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

**LANDING** With two useful built in storage cupboards and loft access. Oak doors lead to all bedrooms

**BEDROOM ONE** 13' 6" x 16' 3" (4.11m x 4.95m) Double glazed window to front aspect, wall mounted radiator, door leading to en suite.

**ENSUITE** A luxurious en suite with high quality sanitary wear. Comprising low level flush w.c, double shower cubicle with glazed shower screen, wash hand basin in vanity unit with tiled splash backs. Walls are part tiled with contrasting ceramic tiles. Double glazed opaque glazed window to front aspect and wall mounted chrome heated towel rail.

**BEDROOM TWO** 14' 1" x 10' 7" (4.29m x 3.23m) With window to rear overlooking the lawned garden, wall mounted central heating radiator.

**ENSUITE** Luxurious high quality en suite shower room comprising tiled shower cubicle. low level flush w.c wash hand basin in vanity unit with tiled splash backs. Wall mounted chrome heated towel rail, complimentary ceramic tiling to walls.

**BEDROOM THREE** 13' 6" x 10' 6" (4.11m x 3.2m) With double glazed window to the front, wall mounted central heating radiators.

**BEDROOM FOUR** 9' 3" x 13' 10" (2.82m x 4.22m) A double bedroom with double glazed window to the rear, wall mounted radiator.

**FAMILY BATHROOM** A luxurious three piece bathroom suite comprising panelled bath, low level flush w.c, wash hand basin in vanity unit. complimentary ceramic tiling to walls, double glazed window to rear, wall mounted chrome heated towel rail.

**OUTSIDE** To the front of the property is a driveway providing off road parking, leading to the single integral garage. There is side gated pedestrian access leading to the really fabulous rear garden, much larger than average for a new build, fully lawned with generous paved patio area abutting the rear of the property. The garden offers an excellent degree of privacy.

**GARDEN** There is a generous enclosed garden, lawned and with a good sized patio abutting the rear of the house. A larger than average garden for a new build property.

Council Tax Band Lichfield District Council

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

Mobile coverage - no data information available

Broadband coverage - no data information available

Networks in your area - no data 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.

**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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