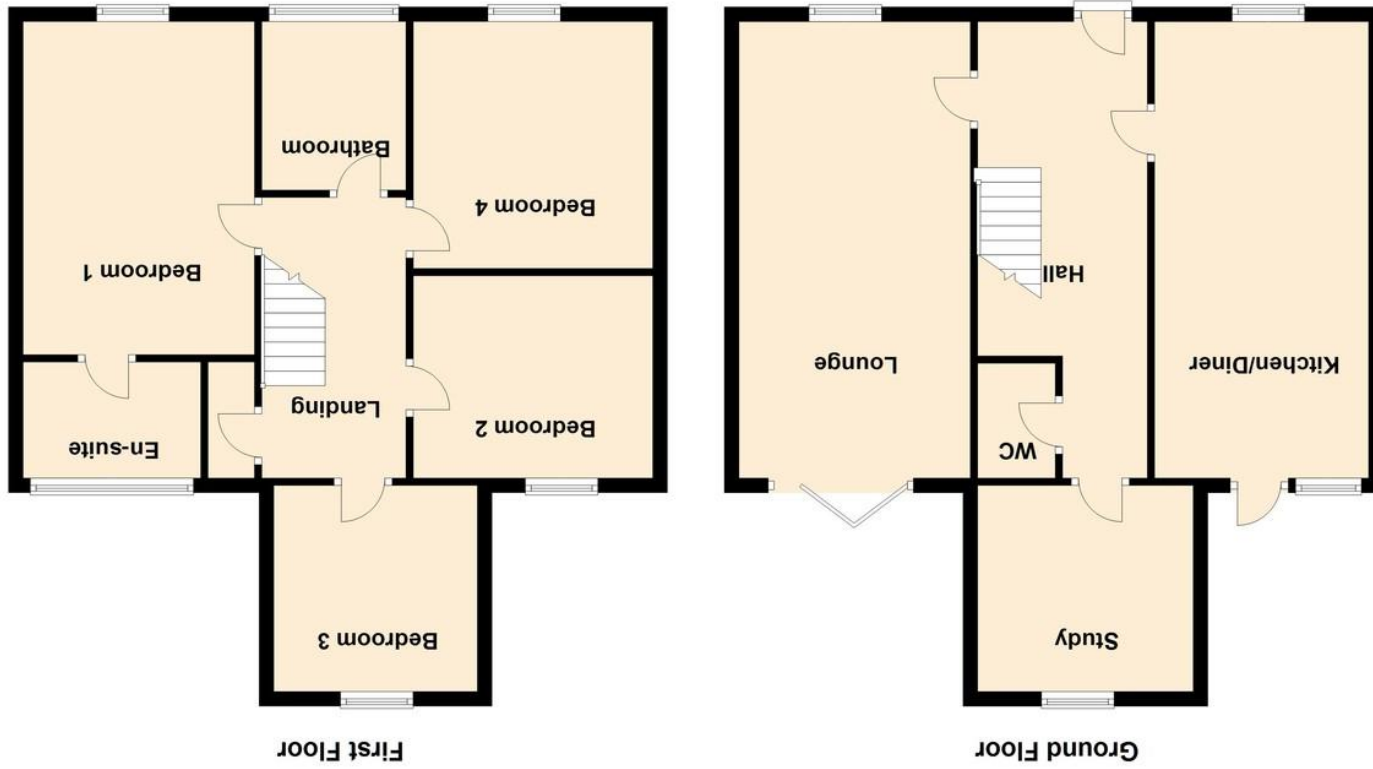


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS  
 NOT TO SCALE: THIS IS AN APPROXIMATE



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)



- BRAND NEW FOUR BEDROOM DETACHED
- 3 CAR DRIVEWAY TO REAR
- STUNNING KITCHEN DINER WITH APPLIANCES
- SEPARATE HOME OFFICE
- GENEROUS LOUNGE

The Beck, Elford, Tamworth, B79 9BT

£470,000

## Property Description

A brand new four bed detached house situated on an exclusive small development of just 8 individual properties. Located in the picturesque village of Elford offering many beautiful local facilities, the accommodation briefly comprises; entrance hallway, kitchen/diner with integrated appliances, generous lounge, separate study, guest WC, four bedrooms, ensuite to master and luxury family bathroom. Built by a local renowned developer, the property is beautifully presented throughout with immaculate attention to detail, and offers three off road parking spaces to the rear and an enclosed turfed front and rear gardens with patio area to the rear.

**ENTRANCE HALLWAY** 20' 10" x 6' (6.35m x 1.83m) with stairs rising to first floor, wall mounted radiator,

**KITCHEN / DINER** 20' 8" x 9' 6" (6.3m x 2.9m) A gorgeous kitchen diner with a comprehensive range of wall mounted and base units and integrated appliances including oven, hob, extractor, fridge freezer and dishwasher. Space for dining table, window to front aspect, door leading to rear garden.

**DELIGHTFUL LOUNGE** 10' 5" x 20' 9" (3.18m x 6.32m) With bi-folding doors leading into the garden, double glazed window to front aspect. Wall mounted radiators. .

**SEPARATE STUDY** 9' x 9' 4" (2.74m x 2.84m) With window to rear aspect, wall mounted radiator.

**GUEST WC** comprising low level flush w.c, wash hand basin with splash backs, wall mounted radiator.

**BEDROOM ONE** 10' 2" x 15' 8" (3.1m x 4.78m) with double glazed window to the front aspect, wall mounted radiator, door to en suite.

**ENUSITE SHOWER ROOM** three piece high quality suite comprising double shower cubicle, low level flush w.c, and wash hand basin in vanity unit with storage and tiled splash backs.

**BEDROOM TWO** 9' 6" x 8' 11" (2.9m x 2.72m) with double glazed window to the rear aspect, wall mounted radiator.

**BEDROOM THREE** 9' 3" x 10' 3" (2.82m x 3.12m) With double glazed window to the rear aspect and wall mounted radiator.

**BEDROOM FOUR** 9' 3" x 10' 2" (2.82m x 3.1m) With double glazed window to the front aspect and wall mounted radiator.

**LUXURY FAMILY BATHROOM** 5' 6" x 6' 7" (1.68m x 2.01m) A three piece suite comprising high quality sanitary wear, low level flush w.c, panelled bath with mixer taps, and wash hand basin in vanity unit with storage and tiled splashbacks, wall mounted chrome heated towel rail.

**OUTSIDE** To the front of the property is a raised lawned fore garden with paved central pathway and covered canopy porch to the front door. At the rear is a delightful lawned private garden with generous patio area enclosed by brick wall and courtesy gate to the rear parking. There are 3 private parking spaces at the rear of the property.

Council Tax Band Lichfield District Council

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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