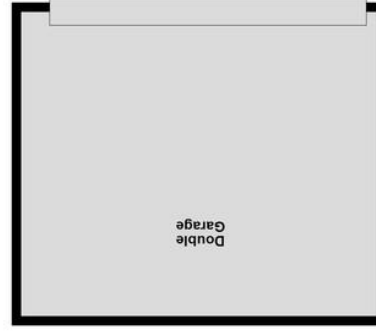
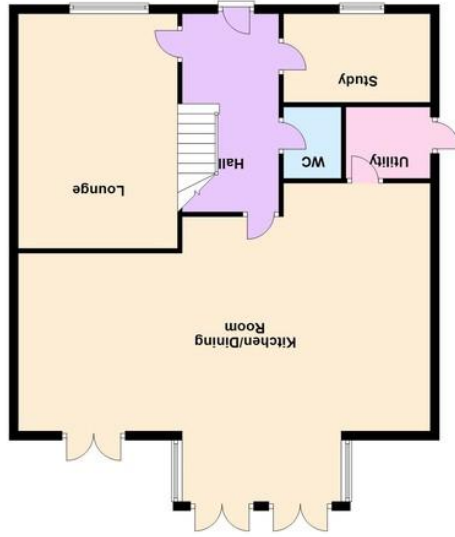
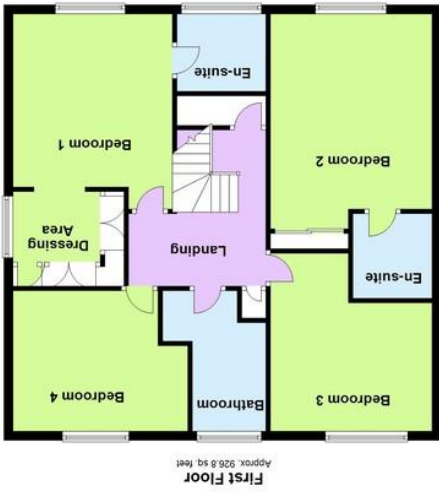
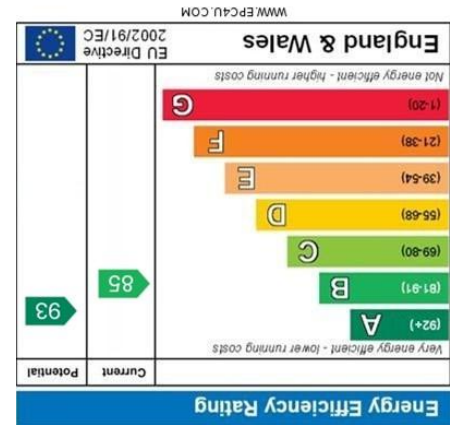


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
 NOT TO SCALE: THIS IS AN APPROXIMATE

Total area: approx. 2472.6 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)



- THE CASTLETON
- STUNNING DAVIDSONS HOME
- TWO EN SUITES
- FOUR DOUBLE BEDROOMS
- OPEN PLAN KITCHEN FAMILY DINING
- SEPERATE STUDY

Mill Grove, Arkall Farm, B79 0GF

£625,000



Property Description

The Castleton has been recently built by Davidson Homes. An executive detached family home situated on the outskirts of Tamworth. The property has lovely open aspect to the front and many upgraded extras.

OUTSIDE TO THE FRONT Large driveway offering parking for multiple vehicles and access to a double garage. Side gate which leads to rear garden

DOUBLE DETACHED GARAGE Double garage having up and over door, electric and lighting.
(Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

ENTRANCE HALL WAY With Amtico flooring, stairs leading to the first floor, wall mounted radiator and door off to

STUDY 10' 8" x 6' 1" (3.25m x 1.85m) With double glazed window to front, Amtico flooring and central heating radiator.

FAMILY LOUNGE 11' 7" x 17' 7" (3.53m x 5.36m) Double glazed windows to front, central heating radiator and media plate.

STUNNING OPEN PLAN KITCHEN DINING FAMILY ROOM 30' 8" x 20' 2" (9.35m x 6.15m) Having upgraded kitchen with a range of modern wall and base units, quartz work surfaces and centre island, integrated five ring gas hob, integrated stainless steel fan oven, integrated multi-function microwave., integrated fridge freezer and dishwasher, Amtico flooring throughout.

Dining area with two sets of double doors leading to garden, wall mounted central heating radiator.

Family area with central heating radiator, TV point and double doors to garden and Amtico flooring.

UTILITY ROOM 6' 2" x 5' 6" (1.88m x 1.68m) Work surfaces, plumbing for washing machine and tumble dryer space, door leading to driveway.

GUEST WC Low level wc with wash hand basin, ceramic tiling and Amtico flooring.

FIRST FLOOR LANDING Having large storage cupboard and airing cupboard, doors off to all bedrooms.

BEDROOM ONE 11' 6" x 13' 11" (3.51m x 4.24m) With separate dressing area with a range of fitted wardrobes, TV point and access to en suite, double glazed window to front and central heating radiator.



EN SUITE SHOWER ROOM With ceramic tiling, double walk-in shower with glazed screen and mixer shower over, pedestal basin, low level wc, window to front and stainless steel towel rail.

BEDROOM TWO 10' 3" x 14' (3.12m x 4.27m) With fitted wardrobe, double glazed window to front and central heating radiator.

EN SUITE SHOWER ROOM With double walk-in shower with mixer shower, window to side, ceramic tiling, pedestal basin, low level wc.

BEDROOM THREE 10' 3" x 12' 9" (3.12m x 3.89m) Double glazed window to rear, central heating radiator.

BEDROOM FOUR 12' 9" x 8' 10" (3.89m x 2.69m) Double glazed window to rear and central heating radiator.

LUXURY BATHROOM Four piece luxury suite comprising panelled bath, separate shower cubicle with ceramic tiling, vanity wash hand basin and stainless steel towel rail.

REAR GARDEN Having paved patio area abutting the rear of the house and a lawned area enclosed by panelled fencing with side pedestrian access gate.

AGENTS NOTE The vendor has confirmed the property has a wireless burglar alarm.

Council Tax Band F - 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.

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?

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