

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

0845 601 5667 | morrishomes.co.uk

Ground Floor

Room	Size
Lounge	3300" x 4250mm 10'10" x 13'11"
Kitchen/Dining	5100" x 4065"mm 16'9" x 13'4"
Utility	2340" x 2405"mm 7'8" x 7'11"
WC/Cloaks	2345" x 850"mm 7'8" x 2'9"
Garage	3000" x 6000"mm 9'10" x 19'8"

First Floor

Room	Size
Bedroom 1	3960" x 4435"mm 13'0" x 14'7"
En-suite	2950" x 1760"mm 9'8" x 5'9"
Bedroom 2	4290" x 2515"mm 14'1" x 8'3"
Bedroom 3	3545" x 2750"mm 11'8" x 9'0"
Bathroom	2210" x 1910"mm 7'3" x 6'3"

1,056 total sq ft

This is a computer generated image of The Knutsford. Denotes maximum room dimensions. Elevation treatment may vary. All internal images are approximate. Plans may be handed and any garages may be single or double. Kitchen and bathroom layouts are indicative. These plans are correct at time of going to press, but may be subject to change during construction. Please ensure that you check for specific plot details. Speak to our Sales Advisor for individual parking configurations.

The Plan | The Knutsford

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)



- FOUR BEDROOM DETACHED MORRIS HOME
- EN SUITE TO MASTER BEDROOM
- UTILITY ROOM
- GUEST W.C
- KITCHEN DINER

The Knutsford , Arkall Farm, off Ashby Road , Tamworth, B79 0AA

£379,750



Property Description

The Knutsford is a fantastic family home complemented by fine architecture and a modern and spacious interior which has been carefully designed around today's lifestyle.

The property also benefits from

- Luxury flooring including Amtico and Stainfree Select Carpets.
- Neff integrated kitchen appliances.

LOUNGE 10' 10" x 13' 11" (3300mm x 4240mm)

KITCHEN/DINING 16' 9" x 13' 4" (5110mm x 4060mm)

UTILITY 7' 8" x 7' 11" (2340mm x 2410mm)

WC/CLOAKS 7' 8" x 2' 9" (2340mm x 840mm)

GARAGE 9' 10" x 19' 8" (3000mm x 5990mm) (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

BEDROOM ONE 13' x 14' 7" (3960mm x 4440mm)

EN SUITE 9' 8" x 5' 9" (2950mm x 1750mm)

BEDROOM TWO 14' 1" x 8' 3" (4290mm x 2510mm)

BEDROOM THREE 11' 8" x 9' (3560mm x 2740mm)

BATHROOM 7' 3" x 6' 3" (2210mm x 1910mm)

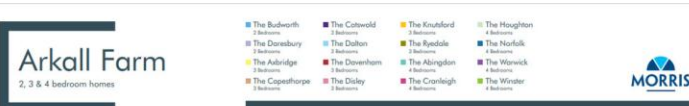
Council Tax Band - to be confirmed

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

Mobile coverage - data information not available

Broadband coverage - data information not available.

Networks in your area - data information not available.



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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WANT TO SELL YOUR OWN PROPERTY?

CONTACT YOUR LOCAL GREEN & COMPANY BRANCH ON 01827 68444