

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

0845 601 5667 | morrishomes.co.uk

Ground Floor

Room	Size
Lounge	34.50' x 54.50mm
Kitchen/Family	24.5' x 14.0'
Dining	7.430' x 27.5mm
Utility	5.9' x 9.5'
WC/Cloaks	17.50' x 14.0mm

First Floor

Room	Size
Bedroom 1	52.30' x 48.60' mm
En-suite	7.1' x 4.4'
Bedroom 2	31.20' x 38.60' mm
Bedroom 3	26.05' x 28.25' mm
Bedroom 4	24.25' x 28.65' mm
Bathroom	22.25' x 18.55' mm

1,358 total sq ft

The Plan | The Cranleigh

This is a complete generated image of The Cranleigh. Dangles maximum room dimensions. Elevation treatment may vary. All internal images are approximate. Flats may be handed and any garages may be single or double. Kitchen and bathroom layouts are indicated. 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.

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 Conveyer.

Tamworth | 01827 68444 (option 1)



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

The Cranleigh, Arkall Farm, Off Ashby Road ,
 Tamworth, B79 0AA

£479,750



Property Description

The standout appearance of The Cranleigh is matched only by its superb interior, with its thoughtfully designed open plan dining area and luxurious family room including stylish and thoughtful features such as velux windows for added light and large bi-fold doors leading to a glorious rear garden. Designed to encompass all the requirements for harmonious, modern family living.

The property also benefits from

- 105% part exchange
- NEFF integrated kitchen appliances
- Luxury flooring including Amtico and Stainfree Select Carpets.
- Quartz worktops

LOUNGE 11' 4" x 17' 11" (3450mm x 5450mm)

KITCHEN/FAMILY/DINING 24' 5" x 14' (7430mm x 4275mm)

UTILITY 5' 9" x 9' 5" (1750mm x 2875mm)

WC/CLOAKS 5' 9" x 4' 9" (1750mm x 1440mm)

BEDROOM ONE 17' 2" x 15' 11" (5230mm x 4860mm)

EN SUITE 7' 11" x 4' 4" (2425mm x 1335mm)

BEDROOM TWO 10' 3" x 12' 8" (3120mm x 3860mm)

BEDROOM THREE 8' 7" x 9' 3" (2605m x 2825mm)

BEDROOM FOUR 7' 11" x 9' 5" (2425m x 2865mm)

BATHROOM 7' 4" x 6' 1" (2225m x 1885mm)

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.

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

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

