

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

0845 601 5667 | morrishomes.co.uk

**Ground Floor**

Room	Size
Lounge	3325* x 5990*mm 10'11" x 19'8"
Kitchen/Family	8790* x 4950*mm 28'10" x 16'3"
Utility	2670* x 1650*mm 8'9" x 5'5"
WC/Cloaks	1285* x 1660*mm 4'3" x 5'5"
Garage	3015 x 6000mm 9'11" x 19'8"

**First Floor**

Room	Size
Bedroom 1	3375* x 4150*mm 11'1" x 13'7"
Bedroom 2	3115 x 3770*mm 10'3" x 12'4"
Bedroom 3	3375* x 3060*mm 11'1" x 10'0"
Bedroom 4	3115 x 2970*mm 10'3" x 9'9"
Bathroom	2335* x 1880*mm 7'8" x 6'2"

1,502 total sq ft

The Plan | The Norfolk

\*Denotes maximum room dimensions. This is a computer generated image of The Norfolk. Elevation treatment may vary. All internal images are indicative of a Morris Home type. Room sizes are approximate. Plots may be handed and any garages may be single or double. Kitchen and bathroom layouts are subject to change during construction. Please ensure that you check for specific plot details.

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
- 1502 TOTAL SQ FT
- 28` KITCHEN FAMILY ROOM
- 19` LOUNGE
- UTILITY ROOM
- GUEST W.C

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

£479,750



## Property Description

If it's space and style you're looking for, The Norfolk certainly ticks those boxes. With 4 double bedrooms, a private ensuite shower room and a family bathroom, there's space for everyone to relax. When it comes to easy living, this house delivers. The fabulous open-plan kitchen/family/dining room is flooded with natural light from bi-folding doors and a series of skylights, while a separate utility takes care of practicalities. A generous lounge and integrated garage complete this exceptional home.

The property also benefits from

- Luxury flooring including Amtico and Stainfree Select Carpets.
- Neff integrated kitchen appliances.
- £500 x 12 months towards mortgage repayments.

LOUNGE 10' 11" x 19' 8" (3325mm x 5990mm)

KITCHEN/FAMILY 28' 10" x 16' 3" (8790mm x 4950mm)

UTILITY 8' 9" x 5' 5" (2670mm x 1650mm)

WC/CLOAKS 4' 3" x 5' 5" (1285m x 1660mm)

GARAGE 9' 11" x 19' 8" (3015mm x 6000mm) (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

BEDROOM ONE 11' 1" x 13' 7" (3375m x 4150mm)

EN SUITE 11' 1" x 4' 7" (3375m x 1400mm)

BEDROOM TWO 10' 3" x 12' 4" (3115mm x 3770mm)

BEDROOM THREE 11' 1" x 10' (3375m x 3060mm)

BEDROOM FOUR 10' 3" x 9' 9" (3115mm x 2970mm)

BATHROOM 7' 8" x 6' 2" (2335mm x 1880mm)

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 01927