

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

0845 601 5667 | morris-homes.co.uk

Room	Size
Room 1	3360 x 3510mm 11'0" x 11'6"
Room 2	2260 x 1910mm 7'5" x 6'3"
Dressing	2270 x 2010mm 7'5" x 6'7"
En-suite 1	2270 x 2010mm 7'5" x 6'7"
Bedroom 1	3160 x 3715mm 10'4" x 12'2"
Bedroom 2	1615 x 2220mm 5'4" x 7'3"
En-suite 2	3060 x 3020mm 10'1" x 9'11"
Bedroom 3	2140 x 2010mm 7'0" x 6'7"
Bathroom	3000 x 6000mm 9'10" x 19'8"
Garage	2290 x 910mm 7'6" x 3'0"
Cloakroom	2290 x 2405mm 7'6" x 7'11"
Utility	5200 x 4065mm 17'1" x 13'4"
Dining	3425 x 5000mm 11'3" x 16'5"
Kitchen/Breakfast	
Laounge	



1,119 total sq ft

The Plan | The Axbridge

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)

Please sign and date to confirm that you are satisfied that the content of the sales details accurately reflect your property. Failure to return these details signed may result in Green and Company having to withdraw your home from the market in order to ensure that we comply with the Customer Protection from Unfair Trading Regulations 2008 and Business Protection from Misleading Regulations 2008 Acts.
 SignedDate



- THREE BEDROOM DETACHED MORRIS HOME
- EN SUITES TO BEDROOM ONE AND TWO
- KITCHEN / BREAKFAST ROOM
- GUEST WC
- SEPARATE UTILTY ROOM

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

£394,750



Property Description

A smart use of space distinguishes the Axbridge. Two of the 3 double bedrooms have their own private ensuite shower rooms and the third benefits from a stylish bathroom. This is a home designed with flair with a great entertaining space downstairs and a handy utility room. The Axbridge has everything covered.

LOUNGE 11' 3" x 16" 5" (3425mm x 5000mm)

KITCHEN/BREAKFAST ROOM 17' 1" x 13' 4" (5200mm x 4065mm)

UTILITY 7' 6" x 7' 11" (2290mm x 2405mm)

CLOAKROOM 7' 6" x 3' (2290mm x 910mm)

GARAGE 9' 10" x 19' 8" (3000mm 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' x 11' 6" (3360mm x 3510mm)

DRESSING 7' 5" x 6' 3" (2260mm x 1910mm)

EN SUITE ONE 7' 5" x 6' 7" (2270mm x 2010mm)

BEDROOM TWO 10' 4" x 12' 2" (3160mm x 3715mm)

EN SUITE TWO 5' 4" x 7' 3" (1615mm x 2220mm)

BEDROOM THREE 10' 1" x 9' 11" (3060mm x 3020mm)

BATHROOM 7' x 6' 7" (2140mm x 2010mm)

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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