

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

0845 601 5667 | morris-homes.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

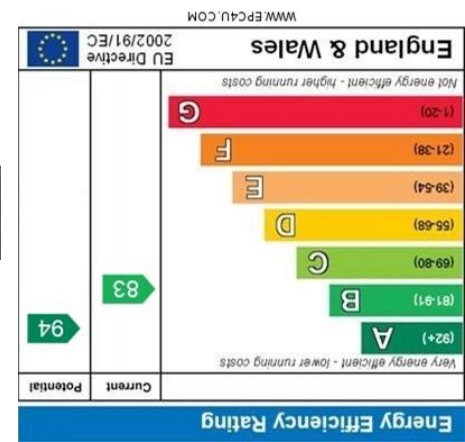
Room	Size
Bedroom 1	3960" x 1760"mm 13'0" x 14'7"
En-suite	2950" x 1760"mm 9'8" x 5'9"
Bedroom 2	4290" x 2515"mm 14'1" x 8'3"
Bedroom 3	3545" x 2750"mm 11'8" x 9'0"
Bathroom	2210" x 1910"mm 7'3" x 6'3"

1,056 total sq ft

This is a computer generated image of The Knutford. Denotes maximum room dimensions. All internal images are elevation treatment may vary. Room sizes are approximate. Flats 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 Knutford

If you require the full EPC certificate direct to your email address please contact the sales branch marketing if 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)

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



- STUNNING DEVELOPMENT
- THREE DOUBLE BEDROOMS
- EN SUITE
- UP GRADED KITCHEN
- LANDSCAPED GARDENS
- UTILITY

Hutchinson Close, Arkall Farm, Tamworth, B79 0FW

£375,000



Property Description

A beautiful modern three bedroom detached set in the prime location north side of town on the Arkall Farm development. MorrisHome built, excellent standard and upgraded extras. No onward chain.

Approach the property via the double driveway with lawned fore-garden and side gated access.

CANOPY PORCH Front door into:-

HALLWAY Having stairs to first floor.

LOUNGE 11'0" 10" x 13' 11" (33.78m x 4.24m) With double glazed bay window to front, central heating radiator and luxury vinyl flooring, double doors leading to:-

KITCHEN 16' 9" x 13' 4" (5.11m x 4.06m) Having a range of modern wall and base units, centre island with six ring hob and extractor fan over, granite work surfaces, integrated oven and microwave, integrated fridge/freezer and dishwasher, sink with mixer taps.

UTILITY ROOM 7' 8" x 7' 11" (2.34m x 2.41m) With plumbing for washing machine, space for fridge, base units with sink and mixer taps, double glazed window to rear and double glazed door leading to the side.

GUEST WC With wash hand basin, low level wc.

FIRST FLOOR LANDING Doors off to three bedrooms and bathroom.

BEDROOM THREE 11' 8" x 9' 0" (3.56m x 2.74m) With double glazed window to front and central heating radiator.

BEDROOM TWO 14' 1" x 8' 3" (4.29m x 2.51m) Double glazed window to rear and central heating radiator.

BEDROOM ONE 13' x 14' 7" (3.96m x 4.44m) With fitted wardrobes, double glazed window to rear and central heating radiator.

EN SUITE With double walk-in shower cubicle with mixer shower over, tiled walls, low level wc and wash hand basin.

FAMILY BATHROOM 7' 3" x 6' 3" (2.21m x 1.91m) With panelled bath, pedestal wash hand basin, double glazed window to rear, tiled walls and low level wc and stainless steel towel rail.

GARDEN With lawned area and paved patio area and side gated access.

GARAGE 9' 10" x 19' 8" (3m x 5.99m) (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)



Council Tax Band D - Lichfield

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

Mobile coverage - voice and data likely available for EE and Vodafone, limited for Three.

Broadband coverage:-

Broadband Type = Standard Highest available download speed 6Mbps. Highest available upload speed 0.7Mbps.

Broadband Type = Superfast Highest available download speed 80Mbps. Highest available upload speed 20Mbps.

Broadband Type = Ultrafast Highest available download speed 940Mbps. Highest available upload speed 940Mbps.

Networks in your area - Openreach, OFNL

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.

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 will be retained securely by Green and Company within the electronic property file of the relevant property.

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?

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