

# Arkall Avenue

Arkall Green, Tamworth, B79 0GA

John  
German





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£385,000

John German are delighted to offer to the market with no upward chain this executive style detached family home built by well-regarded developers Davidsons Homes.



Internally the property comprises of an entrance door opening into the welcoming hallway with laminate wooden effect flooring, carpeted stairs rising to the first floor landing and doors off into the living room, kitchen/diner, guest wc and a storage cupboard.

The living room runs full depth of the home and is dual aspect including a uPVC double glazed window to the front and uPVC double glazed French doors to the rear opening out to the rear garden. There is feature wooden panelling to one wall, carpeted flooring and a ceiling light point.

The heart of the home is the impressive kitchen/diner with a range of matching grey wall and base units, complementary countertops and a range of integrated kitchen appliances. There are uPVC double glazed windows to the front and rear aspects, useful utility cupboard, two ceiling light points and a door leading into the enclosed double carport.

Upstairs there are three generously sized bedrooms, two of which benefit from fitted wardrobes and the master bedroom benefits from its own contemporary en-suite shower room. The other two bedrooms are serviced by the modern family bathroom.

To the front of the property is a tarmac driveway in front of the covered carport with electric roller shutter door and to the rear of the property is a professional landscaped very low maintenance garden.

**Note:** There is an estate charge of £200 per annum.

**Tenure:** Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

**Please note:** It is quite common for some properties to have a Ring doorbell and internal recording devices.

**Property construction:**

**Parking:** Drive and carport

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Air source heat pump

(Purchasers are advised to satisfy themselves as to their suitability).

**Broadband type:** Fibre

See Ofcom link for speed: <https://checker.ofcom.org.uk/>

**Mobile signal/coverage:** See Ofcom link <https://checker.ofcom.org.uk/>

**Local Authority/Tax Band:** Lichfield District Council / Tax Band D

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA/06122024

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.







Ground Floor

Approximate total area<sup>(1)</sup>

1241.83 ft<sup>2</sup>

115.37 m<sup>2</sup>



Floor 1

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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### Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

### Referral Fees

**Mortgage Services** - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

**Conveyancing Services** - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

**Survey Services** - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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