

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

0845 601 5667 | morrishomes.co.uk

**Ground Floor**

Room	Size
Lounge	3250 x 5450mm 10.8' x 17.11'
Kitchen/Family	8620' x 3915' mm 28.3' x 12.10'
Utility	2150 x 1680mm 7.1' x 5.6'
WC/Cloaks	990 x 2160mm 3.3' x 7.1'
Garage	3050 x 6000mm 10.0' x 19.8'

**First Floor**

Room	Size
Bedroom 1	4075' x 3885' mm 13.4' x 12.9'
En-suite	2400' x 3000' mm 7.10' x 9.10'
Bedroom 2	3110 x 3885' mm 10.2' x 12.9'
Bedroom 3	2880 x 3345' mm 9.5' x 11.0'
Bedroom 4	3220' x 3350' mm 10.7' x 11.0'
Bedroom	2375 x 2035' mm 7.10' x 6.8'

1,469 total sq ft

This is a computer generated image of The Abingdon. All room sizes are indicative of a Morris house type. Room sizes are approximate. Plots 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.

The Plan | The Abingdon

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)



- BRAND NEW MORRIS HOME
- FOUR DOUBLE BEDROOMS
- EN SUITE TO MASTER BEDROOM
- 28' FAMILY / DINING KITCHEN TO REAR
- GUEST W.C

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

£499,750



## Property Description

Step into this exceptional home where natural light takes centre stage. The wonderful open-plan kitchen/dining/family room spreads the full width of the house and features a series of skylight windows which add a distinctive sense of style. Upstairs there are 4 double bedrooms and two bathrooms, providing plenty of room for all the family.

LOUNGE 10' 8" x 17' 11" (3250mm x 5460mm)

KITCHEN/FAMILY 28' 3" x 12' 10" (8610mm x 3910 mm)

UTILITY 7' 1" x 5' 6" (2160mm x 1680mm)

WC/CLOAKS 3' 3" x 7' 1" (990mm x 2160mm)

GARAGE 10' 0" x 19' 8" (3050mm x 5990mm) (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

BEDROOM ONE 13' 4" x 12' 9" (4060mm x 3890mm)

EN SUITE 7' 10" x 9' 10" (2390mm x 3000mm)

BEDROOM TWO 10' 2" x 12' 9" (3100mm x 3890mm)

BEDROOM THREE 9' 5" x 11' (287mm x 3350mm)

BEDROOM FOUR 10' 7" x 11' (3230mm x 3350mm)

BATHROOM 7' 10" x 6' 8" (2390mm x 2030mm)

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 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

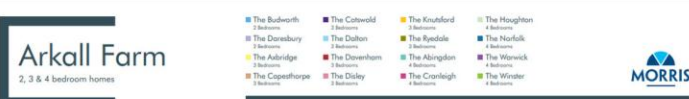
The Agent understands that the property is freehold. However we are still awaiting confirmation from the vendors Solicitors and would advise all interested parties to obtain verification through their Solicitor or Surveyor.

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?  
CONTACT YOUR LOCAL GREEN & COMPANY BRANCH ON 01827 68444



- The Bulworth 2 bedroom
- The Darbury 2 bedroom
- The Ashridge 2 bedroom
- The Capenhurst 2 bedroom
- The Catwold 2 bedroom
- The Dalton 2 bedroom
- The Davenport 2 bedroom
- The Daisy 2 bedroom
- The Knobford 2 bedroom
- The Barkdale 2 bedroom
- The Alington 2 bedroom
- The Cornleigh 2 bedroom
- The Houghton 2 bedroom
- The Harbottle 2 bedroom
- The Merrick 2 bedroom
- The Wroter 2 bedroom

