

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

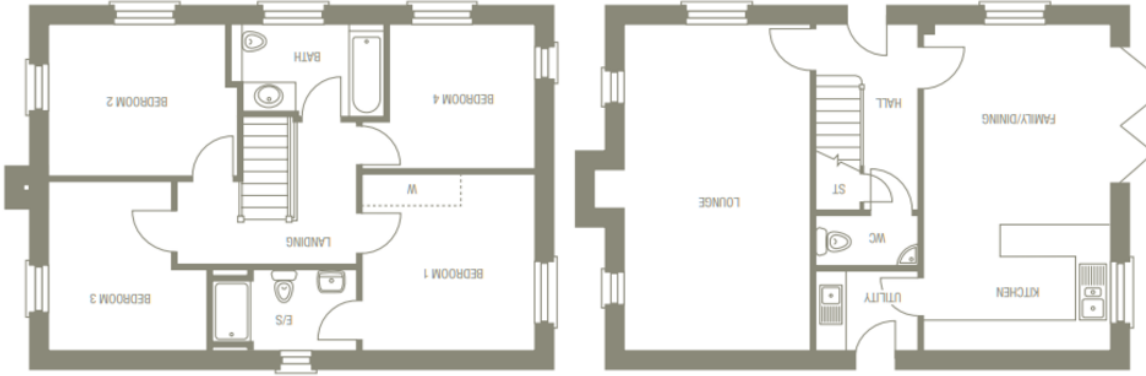
0845 601 5667 | morrishomes.co.uk

This is a computer generated image of The Houghton. Denotes maximum room dimensions. Elevation treatment may vary. All internal images are indicative of a Morris house type. 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.

Room	Size
Bedroom 1	3370 x 3465mm 11'1" x 11'4"
Bedroom 2	2840 x 1605mm 9'4" x 5'3"
En-suite	2840 x 3720mm 9'4" x 12'2"
Bedroom 3	3315 x 3095mm 10'10" x 10'2"
Bedroom 4	3370 x 2840mm 11'1" x 9'4"
Bathroom	2945 x 1835mm 9'8" x 6'0"

Room	Size
Lounge	3620 x 6400mm 11'11" x 21'0"
Kitchen/Family/Dining	3625 x 6400mm 11'11" x 21'0"
Utility	1950 x 1560mm 6'5" x 5'1"
Cloak/WC	1950 x 1000mm 6'5" x 3'3"

1,325 total sq ft



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 Conveyer.

The Plan | The Houghton

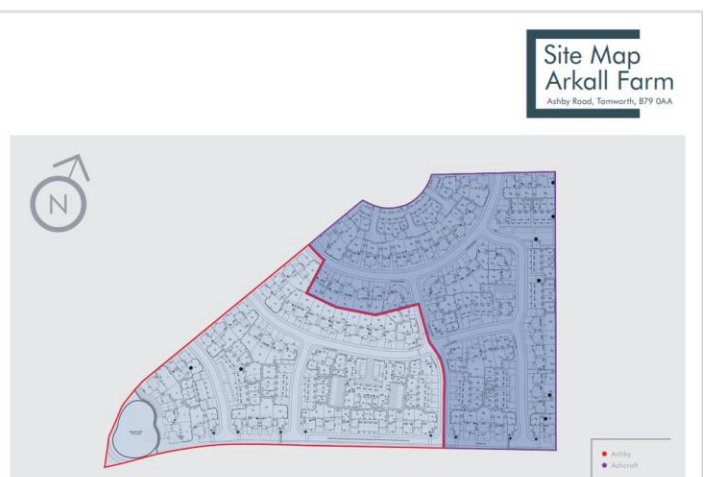
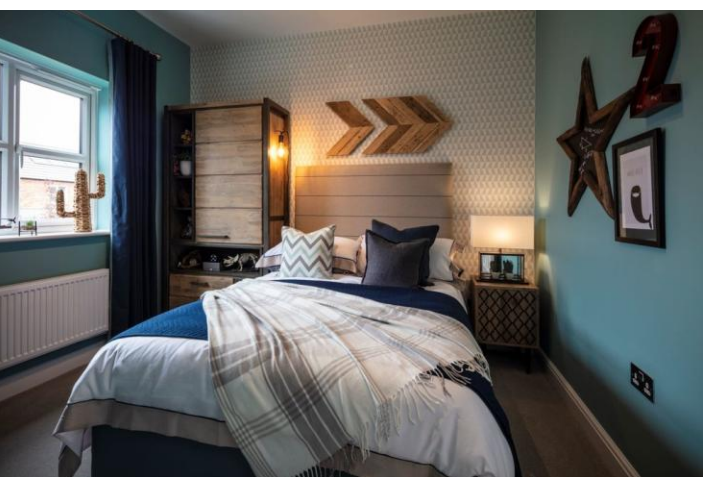
Tamworth | 01827 68444 (option 1)



- BRAND NEW MORRIS HOME
- FOUR GENEROUS BEDROOMS
- KITCHEN / FAMILY DINING
- 21' LOUNGE
- 1325 TOTAL SQ FT
- EXCELENT ACCESS TO TRAIN STATION

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

£449,750



Property Description

STUNNING BRAND NEW MORRIS HOME

This beautiful home, with its spectacular facade, is just as impressive inside as out. The living room stretches the entire length of the house, there's a dining/family room and four generously sized bedrooms.

The property also benefits from

- £5000 stamp duty contribution.

LOUNGE 11' 11" x 21' (363mm x 6400mm)

KITCHEN/FAMILY/DINING 11' 11" x 21' (3625mm x 6400mm)

UTILITY 6' 5" x 5' 1" (1950mm x 1560mm)

CLOAKS/WC 6' 5" x 3' 3" (1950mm x 1000mm)

BEDROOM ONE 11' 1" x 11' 4" (3370mm x 3465mm)

EN SUITE 9' 4" x 5' 3" (2840mm x 1605mm)

BEDROOM TWO 9' 10" x 12' 2" (2990mm x 3720mm)

BEDROOM THREE 10' 10" x 10' 2" (3315mm x 3095mm)

BEDROOM FOUR 11' 1" x 9' 4" (3370mm x 2840mm)

BATHROOM 9' 8" x 6' (2945mm x 1835mm)

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 01827 68444