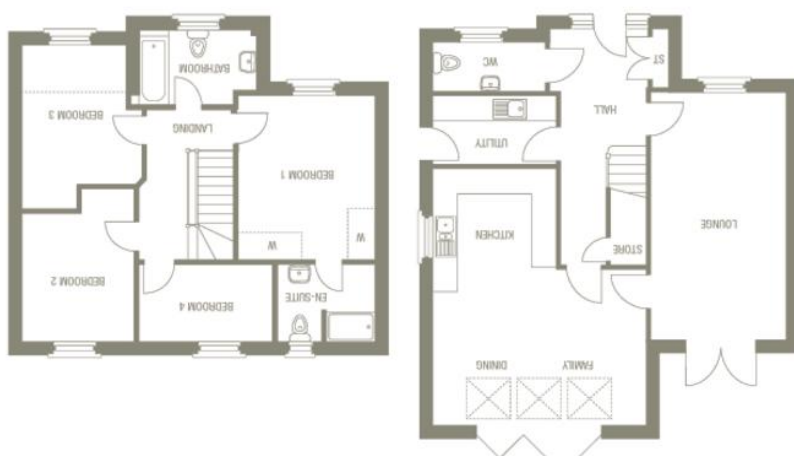


Room	Size	Room	Size
Bedroom 1	3350 x 4025mm	Bedroom 1	710 x 620
En suite	2390 x 1925mm	Bedroom 2	2775 x 3765mm
Bedroom 3	2935 x 1915mm	Bedroom 3	6800 x 6360
Bedroom 4	3285 x 1915mm	Bedroom 4	1040 x 1360
Bathroom	2875 x 1810mm	Bathroom	6950 x 5110

Ground Floor

1,424 total sq ft



Please note that on occasions 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 Conveyancer.

The Plan | The Warwick

Tamworth | 01827 68444 (option 1)



- STUNNING BRAND NEW FOUR BED DETACHED HOME
- POPULAR B79 POSTCODE
- EXCELLENT ACCESS TO TRAIN STATION
- EN SUITE TO MASTER BEDROOM
- GUEST CLOAKROOM



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

£484,750



Property Description

A traditional home for the growing family, complimented by a contemporary interior and high specification, The Warwick is a delightful property anyone would be proud to call their own.

LOUNGE 19' 9" x 10' 10" (6025mm x 3300mm)

KITCHEN/FAMILY/DINING 20' 7" x 17' 0" (6265mm x 5175mm)

UTILITY ROOM 9' 10" x 5' 4" (3000mm x 1625mm)

WC/CLOAKS 8' 11" x 3' 10" (2725mm x 1170mm)

BEDROOM ONE 11' 0" x 13' 2" (3350mm x 4025mm)

EN SUITE 7' 10" x 6' 2" (2390mm x 1925mm)

BEDROOM TWO 9' 1" x 12' 4" (2775mm x 3765mm)

BEDROOM THREE 9' 8" x 13' 5" (2935mm x 4110mm)

BEDROOM FOUR 10' 9" x 6' 3" (3285mm x 1915mm)

BATHROOM 9' 5" x 5' 11" (2875mm x 1.810mm)

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

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.

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.

WANT TO SELL YOUR OWN PROPERTY?

CONTACT YOUR LOCAL GREEN & COMPANY BRANCH ON 01827 68444