

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

0845 601 5667 | morrishomes.co.uk

Ground Floor

Room	Size
Lounge	34.50' x 54.50mm
Kitchen/Family/	24.5' x 14.0'
Dining	7.430' x 27.5mm
Utility	5.9' x 9.5'
WC/Cloaks	17.50' x 14.0mm

First Floor

Room	Size
Bedroom 1	52.30' x 48.60' mm
En-suite	7.1' x 4.4'
Bedroom 2	31.20' x 38.60' mm
Bedroom 3	26.05' x 28.25' mm
Bedroom 4	24.25' x 28.65' mm
Bathroom	22.25' x 18.55' mm

1,358 total sq ft

The Plan | The Cranleigh

This is a complete generated image of The Cranleigh. Dangles maximum room dimensions. Elevation treatment may vary. All internal images are approximate. Flats may be handed and any garages may be single or double. Kitchen and bathroom layouts are indicated. 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.

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.

Tamworth | 01827 68444 (option 1)



- FOUR BEDROOM DETACHED MORRIS HOME
- EN SUITE TO MASTER BEDROOM
- KITCHEN / DINER FAMILY ROOM
- GUEST W.C
- SEPARATE UTILITY ROOM

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

£479,750



Property Description

The standout appearance of The Cranleigh is matched only by its superb interior, with its thoughtfully designed open plan dining area and luxurious family room including stylish and thoughtful features such as velux windows for added light and large bi-fold doors leading to a glorious rear garden. Designed to encompass all the requirements for harmonious, modern family living.

The property also benefits from

- 105% part exchange
- NEFF integrated kitchen appliances
- Luxury flooring including Amtico and Stainfree Select Carpets.
- Quartz worktops

LOUNGE 11' 4" x 17' 11" (3450mm x 5450mm)

KITCHEN/FAMILY/DINING 24' 5" x 14' (7430mm x 4275mm)

UTILITY 5' 9" x 9' 5" (1750mm x 2875mm)

WC/CLOAKS 5' 9" x 4' 9" (1750mm x 1440mm)

BEDROOM ONE 17' 2" x 15' 11" (5230mm x 4860mm)

EN SUITE 7' 11" x 4' 4" (2425mm x 1335mm)

BEDROOM TWO 10' 3" x 12' 8" (3120mm x 3860mm)

BEDROOM THREE 8' 7" x 9' 3" (2605m x 2825mm)

BEDROOM FOUR 7' 11" x 9' 5" (2425m x 2865mm)

BATHROOM 7' 4" x 6' 1" (2225m x 1885mm)

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?

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