

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

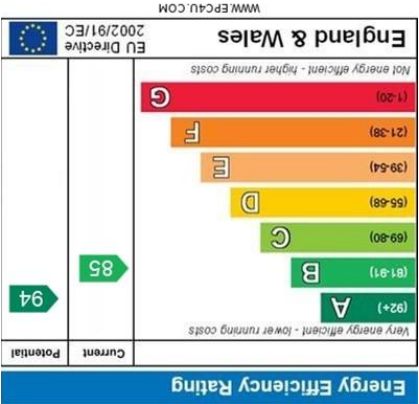


If you require the full EPC certificate direct to your email address please contact the sales branch marketing this property and they will email the EPC certificate to you in a PDF format

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 Conveyer.



Tamworth | 01827 68444 (option 1)



- STUNNING DAVIDSONS HOME
- DRIVEWAY
- GARAGE
- FOUR BEDROOMS
- EN SUITE
- TWO LOUNGES



Grosvernor Drive, Arkall Farm, Tamworth, B79 0GB

£425,000





## Property Description

Beautifully presented three storey town house, beautifully designed by Davidsons Homes, set on a corner plot with landscaped fore-gardens, front door into:-

SPACIOUS HALLWAY With doors off to:-

GUEST WC With low level wc and wash hand basin.

SPACIOUS KITCHEN DINER 15' 11" x 10' 10" (4.85m x 3.3m) With double glazed windows to front and side, wall and base units with work surfaces, double oven with integrated microwave, sink with mixer tap, integrated dishwasher, washing machine and induction hob, LVT flooring and central heating radiator.

SPACIOUS LOUNGE 15' 11" x 10' (4.85m x 3.05m) With double doors leading to the garden, luxury LVT flooring, central heating radiator, under stairs storage cupboard.

FIRST FLOOR LANDING

SECOND LOUNGE 16' x 10' 11" (4.88m x 3.33m) With double glazed windows to front and side, central heating radiator and could also be used as another bedroom.

BEDROOM FOUR 6' 6" x 6' 11" (1.98m x 2.11m) Having double glazed window to front, central heating radiator.

BEDROOM ONE 11' x 9' 10" (3.35m x 3m) Having double glazed window to rear, fitted wardrobes with sliding mirror door and door to:-

EN SUITE With low level wc and wash hand basin, ceramic tiling, double glazed window to front, Chrome heated towel rail and double walk-in shower, being fully tiled with glazed screen and mixer shower.

SECOND FLOOR

FAMILY BATHROOM 4' 7" x 7' 3" (1.4m x 2.21m) Having panelled bath with shower over, spotlighting, tiled walls, double glazed window to front, low level wc, pedestal wash hand basin, ceramic tiling, Chrome heated towel rail.

BEDROOM TWO 12' 8" x 10' 10" (3.86m x 3.3m) Having double glazed windows to front and side, central heating radiator.

BEDROOM THREE 12' 7" x 10' (3.84m x 3.05m) Having double glazed windows to front and side, central heating radiator.

REAR GARDEN South West facing garden. Fully landscaped with paved patio and lawned area, further patio to rear, rear gated access leading to the driveway which has parking for multiple vehicles.

GARAGE 17' 3" x 9' 2" (5.26m x 2.79m) Having up and over door, power and lighting. (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

Council Tax Band D - Lichfield District Council

Predicted mobile phone coverage and broadband services at the property:-

Mobile coverage - no information available

Broadband coverage - no information available

Networks in your area:- no information 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?

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