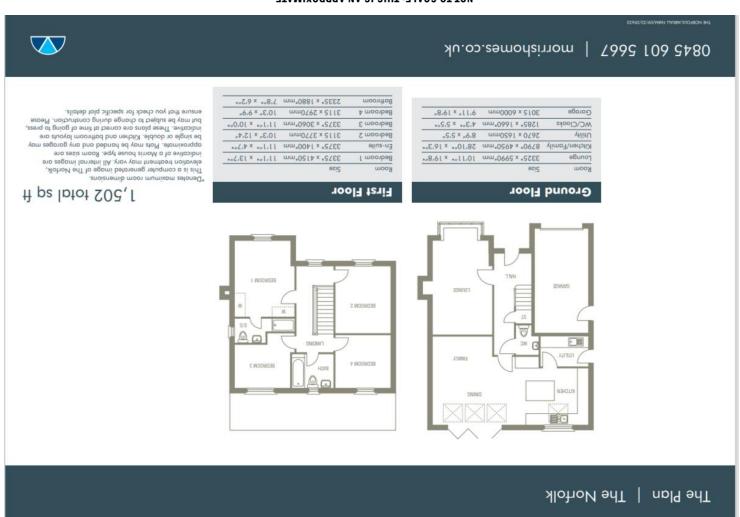






## NOT TO SCALE: THIS IS AN APPROXIMATE GUIDE TO THE RELATIONSHIP BETWEEN ROOMS



\*Please note that on occasion the EPC may not be available due to reasons beyond our control, the Regulations state that EPC must be presented within 21 days of initial marketing of the property. Therefore we recommend that you regularly monitor our webzite or email us for updates. Please feel free to relay this to your Solicitor or License Conveyor.

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

## Tamworth | 01827 68444 (option 1)





- •FOUR BEDROOM DETACHED MORRIS HOME
- •1502 TOTAL SQ FT
- •28` KITCHEN FAMILY ROOM
- •19` LOUNGE
- •UTILITY ROOM

•GUEST W.C





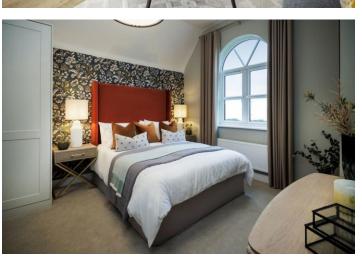


















## **Property Description**

If it's space and style you're looking for, The Norfolk certainly ticks those boxes. With 4 double bedrooms, a private ensuite shower

roomand a family bathroom, there's space for everyone to relax. When it comes to easy living, this house delivers. The fabulous open-plan kitchen/family/dining room is flooded with natural light from bi-folding doors and a series of skylights, while a separate utility takes care of practicalities. A generous lounge and integrated garage complete this exceptional home.

The property also benefits from

- Luxury flooring including Amtico and Stainfree Select Carpets.
- Neff integrated kitchen appliances.
- £500 x 12 months towards mortgage repayments.

LOUNGE 10' 11" x 19' 8" (3325mm x 5990mm)

KITCHEN/FAMILY 28' 10" x 16' 3" (8790 mm x 4950 mm)

UTILITY 8' 9" x 5' 5" (2670mm x 1650mm)

WC/CLOAKS 4' 3" x 5' 5" (1285m x 1660mm)

GARAGE 9' 11" x 19' 8" (3015mm x 6000mm) (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

BEDROOM ONE 11' 1" x 13' 7" (3375m x 4150mm)

EN SUITE 11' 1" x 4' 7" (3375m x 1400mm)

BEDROOM TWO 10'3" x 12'4" (3115mm x 3770mm)

BEDROOM THREE 11' 1" x 10' (3375m x 3060mm)

BEDROOM FOUR 10' 3" x 9' 9" (3115mm x 2970mm)

BATHROOM 7' 8" x 6' 2" (2335mm x 1880mm)

Council Tax Band - to be confirmed

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

 $\label{thm:mobile} \mbox{Mobile coverage - data information not available}$ 

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?