



19 Chestnut Lane, Clifton Campville, Staffordshire, B79 0BW

HOWKINS &
HARRISON

19 Chestnut Lane,
Clifton Campville,
Staffordshire, B79 0BW

Guide Price: £550,000

Offered with no upward chain, an exceptionally well presented three/four bedroom detached property, situated within a sought after village location backing onto open fields enjoying countryside views. Boasting over 1450sqft of versatile accommodation in brief comprising, a large kitchen diner with utility room and side entrance lobby off, triple aspect sitting room and separate study/bedroom four. To the first floor there are three good sized bedrooms, a bathroom and a large loft/storage area offering further potential for conversion(subject to permissions). The property has a double integral garage.

Additional parking is provided by a gravel area alongside the driveway. There is a delightful rear garden backing onto open fields. An early internal viewing is strongly recommended.



Location

The property is situated in an elevated position on Chestnut Lane Clifton Campville, a small village at the south east corner of Staffordshire close to the borders of Derbyshire, Warwickshire and Leicestershire. The village is home to St Andrews Church which is a splendid example of 13th & 14th century architecture and features in the list of Englands finest churches. The surrounding area is predominantly agricultural, the location is ideal for easy access to regional centres and the M42 is just 4 miles away, providing fast access to the Midlands motorway networks including the M1 and M6 with Birmingham approximately 26 miles distant.

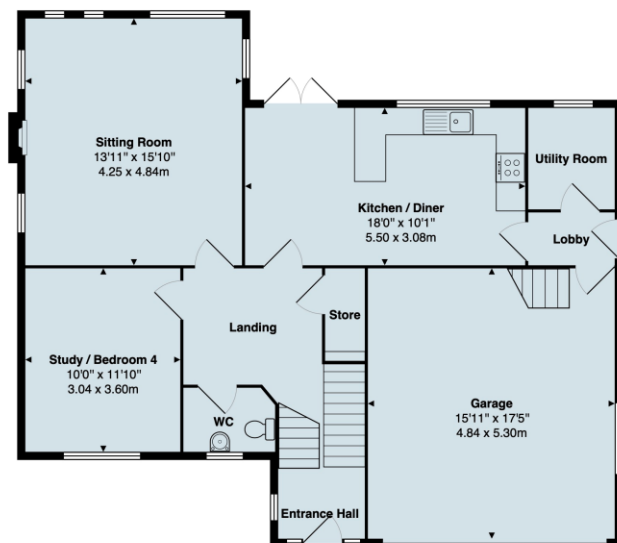


Accommodation Details - Ground Floor

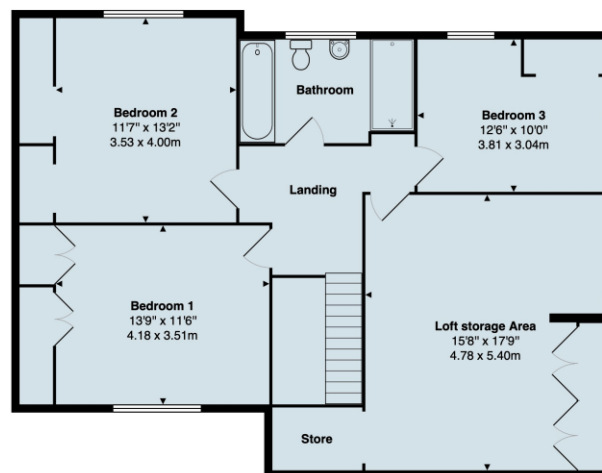
Entrance hall with doors leading off to cloakroom WC, a recently re-fitted kitchen dining kitchen with the kitchen area having a range of eyelevel and base units, solid wood preparation surfaces, a range of integrated appliances including a built-in double oven, induction hob and fridge freezer. There are double opening doors leading into the rear garden and ceiling spotlights. A side entrance lobby with door to outside also provides access into the useful utility room and the integral double garage with electrically operated up and over door. Elsewhere on this floor is a separate study/bedroom four with double glazed window to the front elevation and a triple aspect light and airy sitting room with log burner.

First Floor

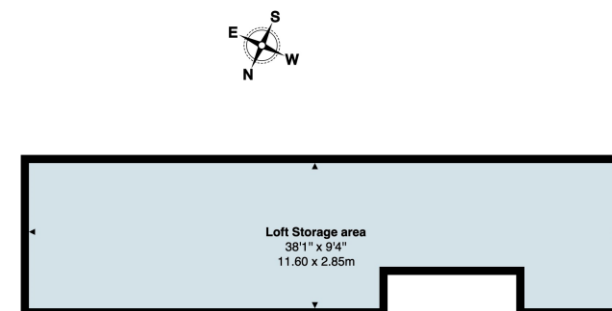
The staircase rises to a first floor landing providing access to a 38ft loft /storage room offering further potential for conversion (subject to the usual permissions being obtained). Currently there are three excellent size bedrooms and a four piece family bathroom. The main bedroom has built in wardrobes and all rooms have areas ideal for storage.



Ground Floor
Area: 758 ft² ... 70.5 m²



1st Floor
Area: 692 ft² ... 64.3 m²



Total Area: 1451 ft² ... 134.8 m² (excluding garage, store, loft storage area)
All measurements are approximate and for display purposes only



Outside

To the front of the property there is a driveway providing off road parking leading to an integral double garage. The rear gardens are exceptionally well maintained and thoughtfully landscaped to provide a pleasant easy to maintain space backing onto open fields.



Features

- No upward chain
- Elevated position
- Detached family home
- Popular village location
- Spacious rear sitting room
- Newly fitted kitchen/dining room
- Cloakroom WC & utility room
- Large loft ideal for conversion (subject to permission)
- Driveway and integral double garage
- Stunning landscaped rear garden
- Open countryside views to the rear
- Oil fired central heating





Viewing Arrangements

Strictly by prior appointment via the agents Howkins & Harrison on Tel:01827-718021 Option 1.

Fixtures and Fittings

Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

Services

None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, and drainage services. Clifton Campville does not have mains gas, 19 Chestnut Lane has oil fired central heating.

Local Authority

Lichfield District Council - Tel:01543-308 000

Council Tax - Band - E

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		



Howkins & Harrison

15 Market Street, Atherstone, Warwickshire, CV9 1ET

Telephone 01827 718021
Email property@howkinsandharrison.co.uk
Web howkinsandharrison.co.uk
Facebook HowkinsandHarrison
Twitter HowkinsLLP
Instagram HowkinsLLP

Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.



rightmove
find your happy



This document is made from fully recyclable materials.
We are working on ways to move all of our products to recyclable solutions.