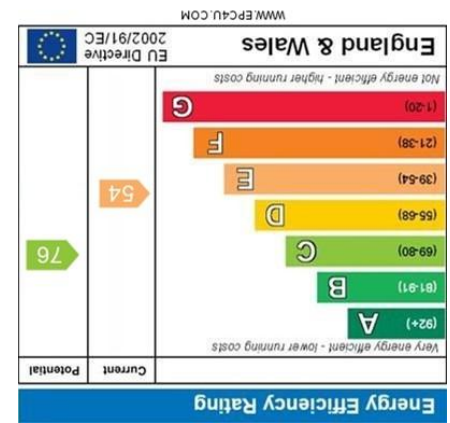


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS  
NOT TO SCALE: THIS IS AN APPROXIMATE



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 Conveyor.



Tamworth | 01827 68444 (option 1)



- FANTASTIC VERY SPACIOUS 4 BED PROPERTY ON A LARGE MATURE PLOT
- SOUGHT AFTER LOCATION
- CENTRAL HEATING AND DOUBLE GLAZING
- SUPERB EN SUITE AND FAMILY BATHROOM

Main Street, Clifton Campville, Tamworth, B79 0AT

£550,000





## Property Description

This very spacious detached bungalow stands a plot we understand is approximately a third of an acre and provides an outstanding opportunity. Situated in the sought after village of Clifton Campville which has the local St Andrews Primary School with Ofsted outstanding rating, the bungalow provides very flexible accommodation which can suit family buyers or a retiring couple alike. The bedroom accommodation provides four bedrooms two with fitted wardrobes, en suite shower room and family bathroom with a living accommodation providing a spacious lounge, separate dining room, well fitted breakfast kitchen and utility room with guest cloakroom and large garage. Standing on a large plot enjoying excellent driveway and parking facilities, lawned areas, extensive patios, the accommodation is served by oil fired central heating and has sealed unit double glazing. Being well presented throughout the bungalow is well located for commuting via the excellent surrounding road network and viewing is essential of the accommodation which in more detail comprises:-

**LARGE ENTRANCE PORCH** With double glazed front door, double glazed bay window, stone flooring, double glazed inner door leading through to:-

**RECEPTION HALL** With radiator, access through to the inner hallway area.

**FITTED GUEST CLOAKROOM** With extractor fan, wash basin with mixer tap, low level wc and radiator.

**ATTRACTIVE LOUNGE** 11' 10" x 20' (3.61m x 6.1m) With double glazed window and double glazed double French doors to the rear, two radiators, feature electric fire and surround, door to the hall, double doors leading through to:-

**DINING ROOM** 11' 10" x 9' (3.61m x 2.74m) With radiator, double glazed window, door leading through to:-

**FITTED BREAKFAST KITCHEN** 18' 10" x 10' 3" plus 6' 7" x 3' 7" (5.74m x 3.12m) Double glazed windows to the front and rear, double glazed exterior door, tiled flooring, oak fronted units incorporating a comprehensive range of base cupboards and base drawer units, tiled splash backs to work surfaces, wall cupboards, electric hob with extractor over, electric oven and grill, dishwasher, built-in fridge and door leading through to:-

**UTILITY ROOM** 8' 3" x 8' (2.51m x 2.44m) With tiled flooring, electric heater, stainless steel sink unit, base cupboards and wall cupboards, plumbing for washing machine, double glazed exterior door, door through to the garage.

**INNER HALLWAY** With access to loft and providing access to all bedrooms and bathroom.

**BEDROOM ONE** 11' 7" x 11' 5" plus wardrobes plus dressing area (3.53m x 3.48m) Having two sets of fitted wardrobes to the main bedroom, wardrobes to the dressing area, two double glazed windows to the front, radiator.

**EN SUITE SHOWER ROOM** Double glazed window, heated towel rail, extractor fan, low level wc wash basin with vanity unit, double shower compartment with thermostatic shower over, mirror cabinet, fully tiled walls and floor.

**BEDROOM TWO** 11' 1" plus wardrobes x 10' 2" (3.38m x 3.1m) With fitted wardrobes with mirrored doors along one wall, radiator, double glazed window to side.

**BEDROOM THREE** 7' 6" x 10' 2" (2.29m x 3.1m) With radiator, double glazed window.

**BEDROOM FOUR** 10' 3" x 7' 5" (3.12m x 2.26m) With radiator, double glazed window. This room is currently utilized as a study.

**FAMILY BATHROOM** Double glazed window, heated towel rail, wash basin with mixer tap, vanity unit, low level wc, panelled bath with Triton electric shower and glazed screen over, fully tiled walls and flooring, airing cupboard with hot water tank.

**GARAGE** 19' 4" x 8' 1" plus 10' 6" x 8' 6" (5.89m x 2.46m) With two up and over doors, double glazed rear window, oil fired central heating boiler, door to utility room. (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

**OUTSIDE** We understand the property to stand on a plot of approximately a third of an acre and it is well screened from the main road behind natural hedges with a gravel driveway providing access up to the bungalow with adjacent lawned area with established trees, further lawn to the side of the bungalow with access along both boundaries.

To the rear is an enclosed garden with full width patio area, cold water tap, oil storage tank, established lawns and rockery, boundary surrounds.

The neighbouring bungalow has vehide access over the driveway and Smalcroft has access over the front section of The Crofts driveway.

**AGENTS NOTE** There is no gas in the village.

The property was built in 1982 and the current owners have owned the property since 1986.

**Council Tax Band F** - Lichfield District Council

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

**Mobile coverage** - voice limited for O2 and Vodafone and no data available

**Broadband coverage:-**

**Broadband Type = Standard** Highest available download speed 19 Mbps. Highest available upload speed 1 Mbps.

**Broadband Type = Superfast** Highest available download speed 80 Mbps. Highest available upload speed 20 Mbps.

**Networks in your area** - Openreach

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.

**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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