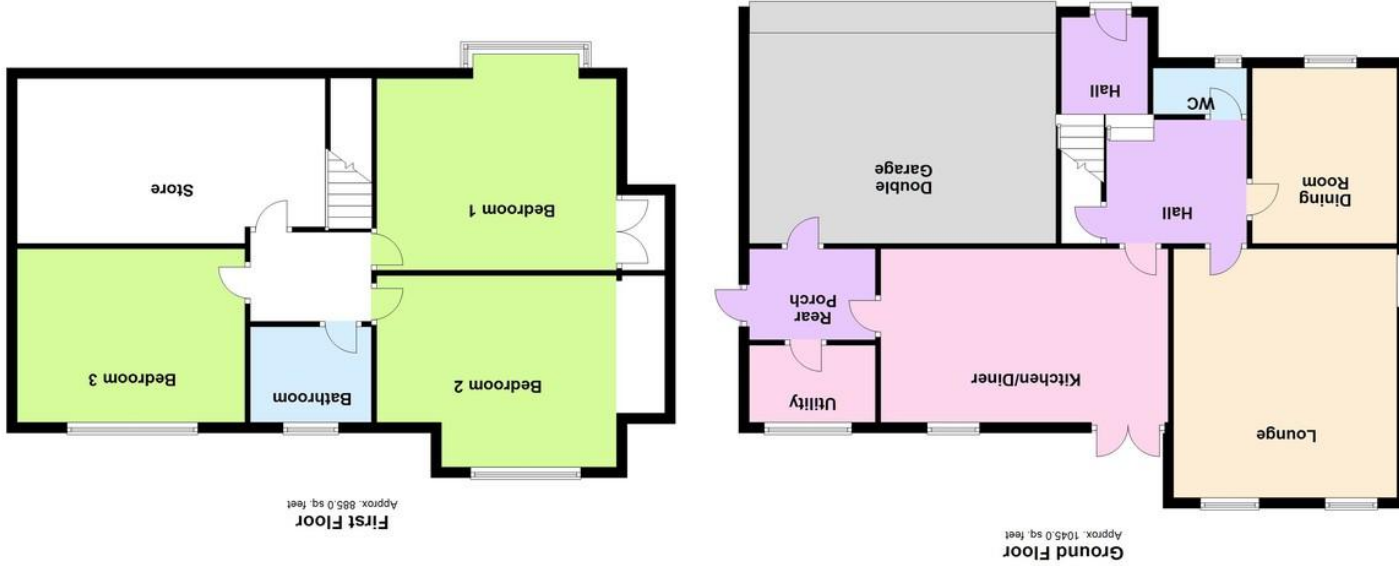


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
NOT TO SCALE: THIS IS AN APPROXIMATE

Total area: approx. 1930.0 sq. feet



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)



- WOW 32' LOFT ROOM
- STUNNING VILLAGE LOCATION
- NEWLY FITTED KITCHEN DINER
- SPACIOUS LOUNGE
- OPEN ASPECT TO REAR
- UTILITY

Chestnut Lane, Clifton Campville,
 Tamworth, B79 0BW

Asking Price Of £600,000



Property Description

Chestnut Lane is a beautifully presented three/four bedroom detached dormer bungalow, set in a quiet village location with open aspect views to the rear.

The property benefits from having a large driveway to fore and a gravelled area providing further parking but this gravelled area doesn't have a dropped kerb.

The approach to the property is via the driveway with steps leading up to front door into:-

HALLWAY Having stairs leading off to first floor and stairs down to:-

INNER HALLWAY Having doors off to:-

GUEST WC Having low level WC, wash hand basin, central heating radiator, vanity storage, tiled walls, double glazed window to front and spot lighting.

RECENTLY REFITTED KITCHEN/DINER 10' 6" x 18' 2" (3.2m x 5.54m) With a range of modern wall and base units, solid wood work surfaces, double doors leading to garden, tile effect luxury vinyl flooring, double oven and combi oven, induction hob, glass splash backs, sink with mixer tap, two feature radiators, spotlighting and integrated fridge freezer.

REAR PORCH Having tile effect luxury vinyl flooring and door leading out to side.

UTILITY ROOM 6' 4" x 5' 7" (1.93m x 1.7m) With double glazed window to rear, plumbing for washing machine, tumble dryer and housing the boiler.

DOUBLE GARAGE 18' 1" x 15' 5" (5.51m x 4.7m) With electric segmented roller door, power and lighting. (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

DINING ROOM/OFFICE/BEDROOM FOUR 11' 11" x 9' 11" (3.63m x 3.02m) With central heating radiator and double glazed window to front.

LOUNGE 15' 10" x 13' 11" (4.83m x 4.24m) With inset log burning fire, two double glazed windows to side, feature radiator, central heating radiator and double glazed windows to rear.

FIRST FLOOR

LANDING Having oak bannister, spotlighting and doors leading off to:-

LOFT ROOM 32' 6" x 8' 10" (9.91m x 2.69m) This could be a potential bedroom. Having further mezzanine storage area 17' 8" x 10' 5" (5.38m x 3.18m), boarded out and plaster boarded, spotlighting and electrics.

BEDROOM THREE 12' 6" x 9' 1" (3.81m x 2.77m) With double glazed window to rear and central heating radiator.

BATHROOM Benefitting from having a separate bath, wash hand basin with vanity storage, low level WC, stainless steel towel rail, double walk in shower with glazed screen and mixer shower over, tiled walls and flooring and double glazed window to rear.

BEDROOM TWO 13' 2" x 11' 7" (4.01m x 3.53m) With fitted wardrobes, central heating radiator and double glazed window to rear.

BEDROOM ONE 13' 7" x 11' 9" (4.14m x 3.58m) With central heating radiator and double glazed window to front.

REAR GARDEN Is fully landscaped with patio areas, shrub and plant borders and open aspect to rear view.

Council Tax Band E Lichfield District Council

Predicted mobile phone coverage and broadband services at the property.

Mobile coverage - voice available limited for EE, O2, Vodafone and data available limited for O2, Vodafone

Broadband coverage - Broadband Type = Standard Highest available download speed 18 Mbps. Highest available upload speed 1Mbps.
Broadband Type = Superfast Highest available download speed 80 Mbps. Highest available upload speed 20Mbps.

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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WANT TO SELL YOUR OWN PROPERTY?
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