

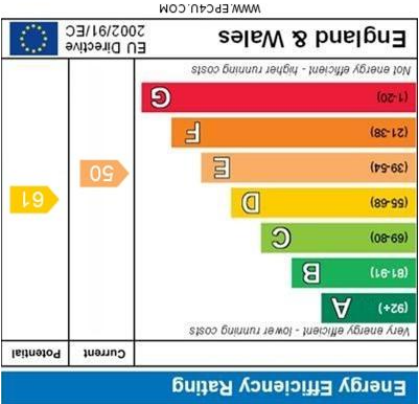
GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
NOT TO SCALE: THIS IS AN APPROXIMATE



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 Conveyancer.



Tamworth | 01827 68444 (option 1)



- CANOPY PORCH
- FITTED CLOAKS
- STUDY
- LOUNGE
- IMPRESSIVE FAMILY KITCHEN WITH DINING/BREAKFAST AREA INCLUDING APPLIANCES



Parsons Walk, Clifton Campville, Tamworth, B79 0DL

Offers over £665,000



Property Description

Offering this superbly appointed five bedroomed detached home, bordering open countryside on two sides.

Outstanding views and delighted in this delightful village of Clifton Campville.

CANOPY PORCH

CENTRAL HALLWAY With large wooden entrance door with leaded panes inset, impressive staircase off to the first floor, Kardine flooring, under stairs storage cupboard and double radiator.

FITTED CLOAKS Being re-fitted and having white w.c, wash basin with vanity cupboards, ceramic tiling, Kardine flooring, double radiator and multipaned double glazed window.

STUDY 9' 3" x 6' 8" (2.82m x 2.03m) Excellent for anyone wishing to work from home with part panelled walls, Kardine flooring, radiator and delightful views over countryside from double glazed window.

LOUNGE 11' 5" x 21' 5" (3.48m x 6.53m) With double glazed multipaned bay window with radiator inset, further double radiator, very impressive polished Oak fireplace with tiled inserts and cast iron wood burner inset with tiled hearth. Double glazed patio doors to garden, coving surround to ceiling multipaned connecting doors off and American Oak flooring.

LARGE FAMILY KITCHEN 20' 11" x 12' 0" (6.38m x 3.66m) Having bespoke hand painted units, granite work surfaces, double white enamel Belfast style sink, range of base units and drawers, integral dishwasher, range master powered by propane gas range cooler inset within recess with tiling, cupboards to either side with raised pelmet and panelling with ornate supports. Space for fridge freezer with cupboards above, range of wall units, cornice beneath and feature lighting, large dresser unit with two multipaned cupboards with drawers beneath, central shelving, two base units with central wire rack. Island with wooden work surfaces and two single base units with drawers and further base units. Double glazed rear and side windows, ample room for seating, breakfast area, double radiator, ornate coving surround and being open to large family garden room.

LARGE GARDEN ROOM 11' 9" x 15' 11" (3.58m x 4.85m) With double glazed windows and double glazed double doors to the corner, American Oak flooring, two low level heaters, downlighters to ceiling and delightful aspects over garden and countryside beyond.

UTILITY ROOM 6' 0" x 6' 0" (1.83m x 1.83m) Having white Belfast enamel sink, matching base units, single wall unit, double wall unit, granite work top, plumbing for automatic washing machine, side half double glazed door and radiator.

FIRST FLOOR LANDING With multipaned double glazed window, radiator, decorative spindle banisters, airing cupboard and loft access.

MASTER BEDROOM 16' 2" x 18' 0" (4.93m x 5.49m) With two multipaned double glazed front windows, double glazed rear window with outstanding views, low level multipaned double glazed bow window being a feature of the room having excellent views. Double radiator, single radiator, dressing room off.

DRESSING ROOM 4' 6" x 7' 7" (1.37m x 2.31m) Range of full height fitted wardrobes having double radiator and double glazed window.

EN SUITE 9' 4" x 7' 6" (2.84m x 2.29m) Having a white suite with a walk in shower, twin wash basin with quartz top and ornate vanity cupboard beneath, w.c with high level cistern, being fully tiled including floors, multipaned front and side double glazed windows, radiator with stainless steel surrounding towel rail, extractor fan and down lighters.

BEDROOM TWO 11' 0" x 12' 6" (3.35m x 3.81m) Having double glazed widow with outstanding views, radiator, two double wardrobes and en-suite.

EN SUITE 6' 0" x 5' 3" (1.83m x 1.6m) Having white wash basin with quartz work top and ornate bow fronted vanity cupboard, separate shower, w.c, full ceramic tiling including floor, modern style radiator, extractor fan and down lighters.

BEDROOM THREE 11' 4" x 10' 6" (3.45m x 3.2m) With double glazed window and radiator.

BEDROOM FOUR 11' 4" x 10' 7" (3.45m x 3.23m) With double glazed window and radiator.

BEDROOM FIVE 7' 4" x 6' 8" (2.24m x 2.03m) Having double glazed widow and radiator, (currently being used as a dressing room).

FAMILY BATHROOM 5' 6" x 8' 6" (1.68m x 2.59m) Finished in white having modern roller top bath with mixer tap shower and ceiling mounted shower above, w.c, wash basin, full ceramic tiling, walk in shower, extractor fan, down lighters to ceiling, tiled flooring and double glazed window.

OUTSIDE The front of the property has a good sized block paved driveway providing ample parking for a number of vehicles, side lawn area with access to the rear. Views over countryside, exterior lighting in canopy porch

DOUBLE GARAGE 16' 5" x 17' 9" (5m x 5.41m) To the rear of the property the garden fronts to side and rear enjoying delightful views and aspects. Paved patio, lawns, borders, shrubs etc and exterior lighting. (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

Council Tax Band G - Lichfield

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

Mobile coverage for:
EE, O2, Three and Vodafone - Good outdoor

Broadband coverage:-
Broadband Type = Standard Highest available download speed 17 Mbps. Highest available upload speed 1 Mbps.
Broadband Type = Superfast Highest available download speed 71 Mbps. Highest available upload speed 15 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.

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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