



Lullington Road, Clifton Campville Tamworth





Property Description

Set in this sought after village, this is a rare chance to purchase a spacious and modern three bedroom semi detached home. The room sizes are excellent and the high ceilings make the property feel airy and welcoming.

The property offers off road parking and comprises of an entrance hall, lounge, guest W.C., kitchen diner, three bedrooms and a family bathroom. The home is well decorated throughout and offered with no onward chain. The property benefits from an air source pump heating system which can reduce energy bills costs.

Approach

Front garden and tandem driveway.

Entrance Hall

Double glazed window to side aspect, under-stairs cupboard and central heating radiator.

Cloakroom

WC, hand wash basin and central heating radiator,

Lounge

14' 8" x 9' 7" (4.47m x 2.92m)

Double glazed window to front aspect and central heating radiator.

Kitchen / Diner

16' 9" x 10' (5.11m x 3.05m)

Double glazed window to rear aspect, door leading to the garden, a range of wall and base units with work surfaces over, a one and a half bowl sink and drainer unit, electric hob, tower oven and grill and central heating radiator.

Landing

Loft access, airing cupboard and central heating radiator.

Bedroom One

12' 9" plus recess x 9' 2" (3.89m plus recess x 2.79m)

Double glazed window to front aspect, built-in wardrobe and central heating radiator.

Bedroom Two

14' 9" max x 8' 10" max (4.50m max x 2.69m max)

Double glazed window to rear aspect, built-in wardrobe and central heating radiator.

Bedroom Three

9' 10" x 7' 7" (3.00m x 2.31m)

Double glazed window to rear aspect and central heating radiator.

Bathroom

Double glazed window to rear aspect, panelled bath with sail screen and shower off mixer tap, low level flush WC, hand wash basin, extractor fan and central heating radiator,

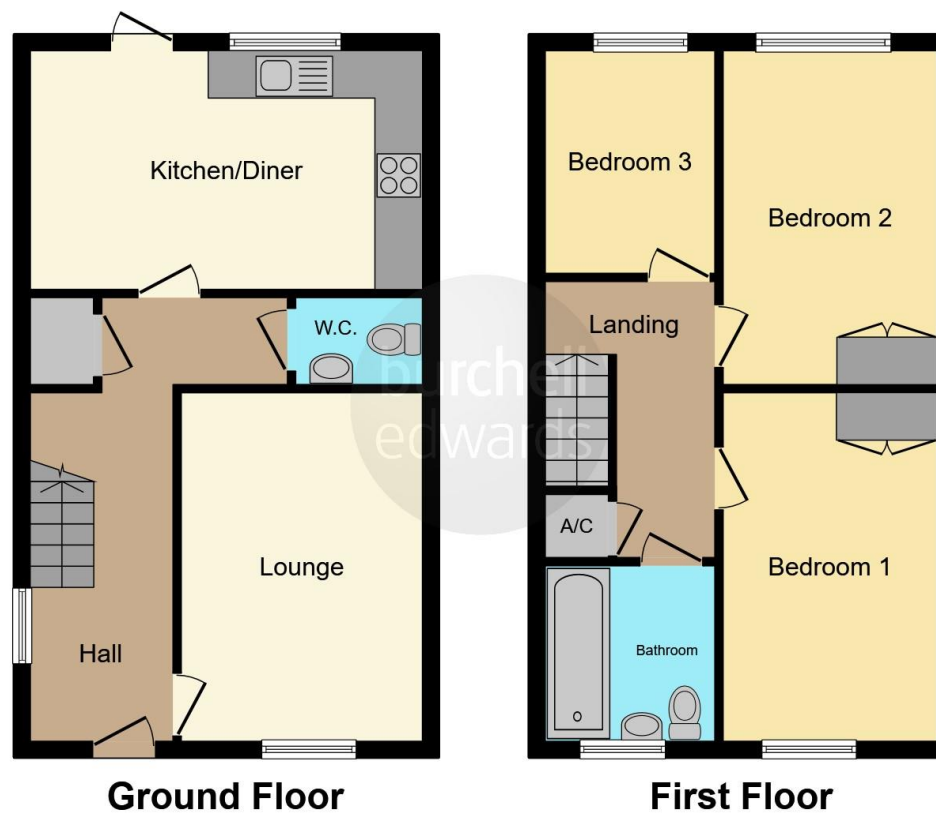
Garden

Slabbed patio, lawn and fenced surround.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Burchell Edwards on

T 01827 66400
E tamworth@burchelledwards.co.uk

1 Bolebridge Street
TAMWORTH B79 7PA

EPC Rating: C

Tenure: Freehold

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