



Clifton Avenue, Tamworth





## Property Description

This fantastic family home sits privately behind a tall hedged perimeter and offers a very large driveway out in front of this attractive property. Inside there is a welcoming entrance hall that leads to a lounge that is open to a separate dining area. The hall and dining room also lead to the fully renovated kitchen that has stylish units and flooring and spectacular lantern roof. There will be integrated appliances left for a new owner to enjoy including a built in microwave, electric oven and an induction hob.

The garage has been converted to create a useful home office with two meter cupboards and a nearby guest W.C. This space sits off the kitchen and could be enclosed to create a fourth ground floor bedroom if desired. Upstairs there are three bedrooms with great views and a stylish family bathroom.

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## Guest W.C

W.C and wash hand basin.

## Study

10' 2" x 6' 10" ( 3.10m x 2.08m )

Double glazed window to side elevation, double glazed bow window to front elevation and central heating radiator.

## Lounge

14' 11" x 10' 8" ( 4.55m x 3.25m )

Double glazed bow window to front elevation and gas fire place.

## Dining Room

8' 8" x 7' 11" ( 2.64m x 2.41m )

Double glazed French doors to rear elevation and central heating radiator.

## Kitchen

15' 9" x 10' 7" max ( 4.80m x 3.23m max )

Two double glazed windows to rear elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, lantern roof, washing machine, dishwasher, microwave, electric oven, induction hob, cooker hood and under stairs storage cupboard.

## Landing

Double glazed window to side elevation and loft access.

## Bedroom One

11' 3" x 10' 8" ( 3.43m x 3.25m )

Double glazed window to front elevation and central heating radiator.

## Bedroom Two

12' 5" x 10' 9" max to recess ( 3.78m x 3.28m max to recess )

Double glazed window to rear elevation and central heating radiator.

## Bedroom Three

7' 11" x 5' 7" ( 2.41m x 1.70m )

Double glazed window to rear elevation and central heating radiator.

## Bathroom

Double glazed window to rear elevation, panelled bath with electric shower over, wash hand basin, W.C, fully tiled and heated towel rail.

## Front Garden

Large tarmac driveway providing off road parking.

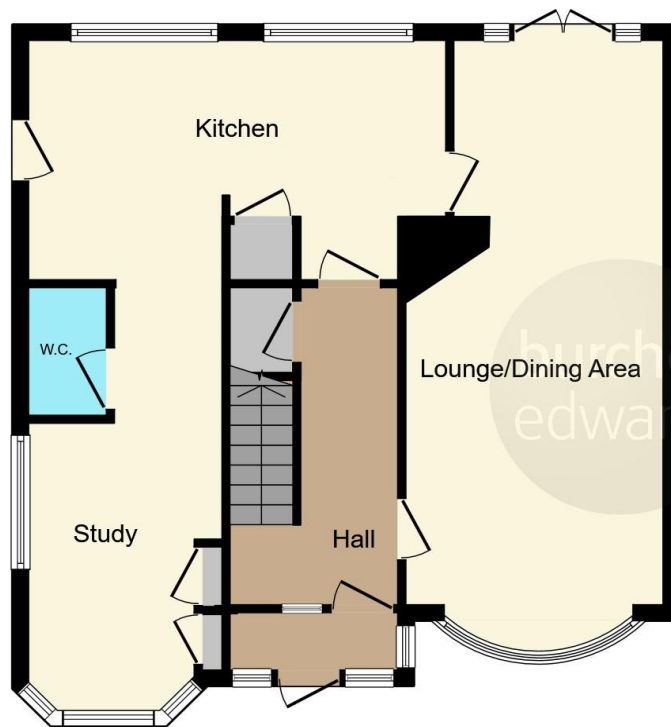
## Rear Garden

Laid to lawn, slabbed patio and fencing to all boundaries.









**Ground Floor**



**First Floor**

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Property Ref: TAM206293 - 0003