



Hall Cottage, 144 Main Street, Clifton Campville, Staffordshire, B79 0AT

HOWKINS &
HARRISON

Hall Cottage, 144 Main Street,
Clifton Campville,
Staffordshire, B79 0AT

Guide Price: £375,000

An extended three-bedroom semi-detached family home offering well-proportioned accommodation throughout. Situated on a generous plot, the property features extensive rear gardens, a driveway leading to a garage, and enjoys a pleasant, family-friendly setting. Early internal viewing is highly recommended to appreciate the space and potential on offer.

Features

- Character semi-detached home
- Sought after village location
- Two reception rooms
- Kitchen/breakfast room
- Downstairs WC
- Three good size bedrooms
- Family bathroom
- Extensive rear gardens
- Driveway and garage



Location

The property is situated in an elevated position on Main Street Clifton Campville, a small village at the southeast corner of Staffordshire close to the borders of Derbyshire, Warwickshire and Leicestershire. Clifton Campville is home to a popular pub, The Green Man, which has a separate store, bakery and coffee shop called the Coach House. There is also a thriving Village Hall that hosts a large variety of community events throughout the year with a regular Monday morning coffee shop. There is a Primary School close by and the village is also home to St Andrews Church which is a splendid example of 13th & 14th century architecture and features in the list of England's finest churches. Finally, Clifton Campville has its own 8-acre Millenium Green field with a children's playground, where a Country Fair takes place every summer.

The surrounding area is predominantly agricultural, the location is ideal for easy access to regional centres and the M42 is just 4 miles away, providing fast access to the Midlands motorway networks including the M1 and M6 with Birmingham approximately 26 miles distant.



Accommodation Details – Ground Floor

The property is entered via a welcoming entrance hall with staircase leading to the first floor and doors to a downstairs WC. The spacious living room features double-glazed windows to both front and rear elevations, a feature fireplace with mantel, and exposed beam ceiling. A separate dining room offers dual aspect windows to the front, a feature fireplace, and a comfortable entertaining space.

The kitchen/breakfast room is fitted with a range of wall and base units and preparation surfaces, complemented by tiled flooring and a double-glazed window overlooking the rear garden.

First Floor

To the first floor, the landing provides access to three excellent-sized bedrooms and a family bathroom comprising a panelled bath with electric shower over, low-flush WC, pedestal wash hand basin, and complementary tiling throughout.



Outside

Externally, the property benefits from a driveway to the side leading to a garage, extensive rear gardens mainly laid to lawn with a paved patio, garden shed, and greenhouse. Pedestrian side access is also available.

Tenure & Possession

The property is freehold with vacant possession being given on completion.

Agents Note

Additional information about the property, including details of utility providers, is available upon request. Please contact the agent for further details.



Viewing Arrangements

Strictly by prior appointment via the agents Howkins & Harrison Tel:01827-718021 Option 1

Fixtures and Fittings

Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

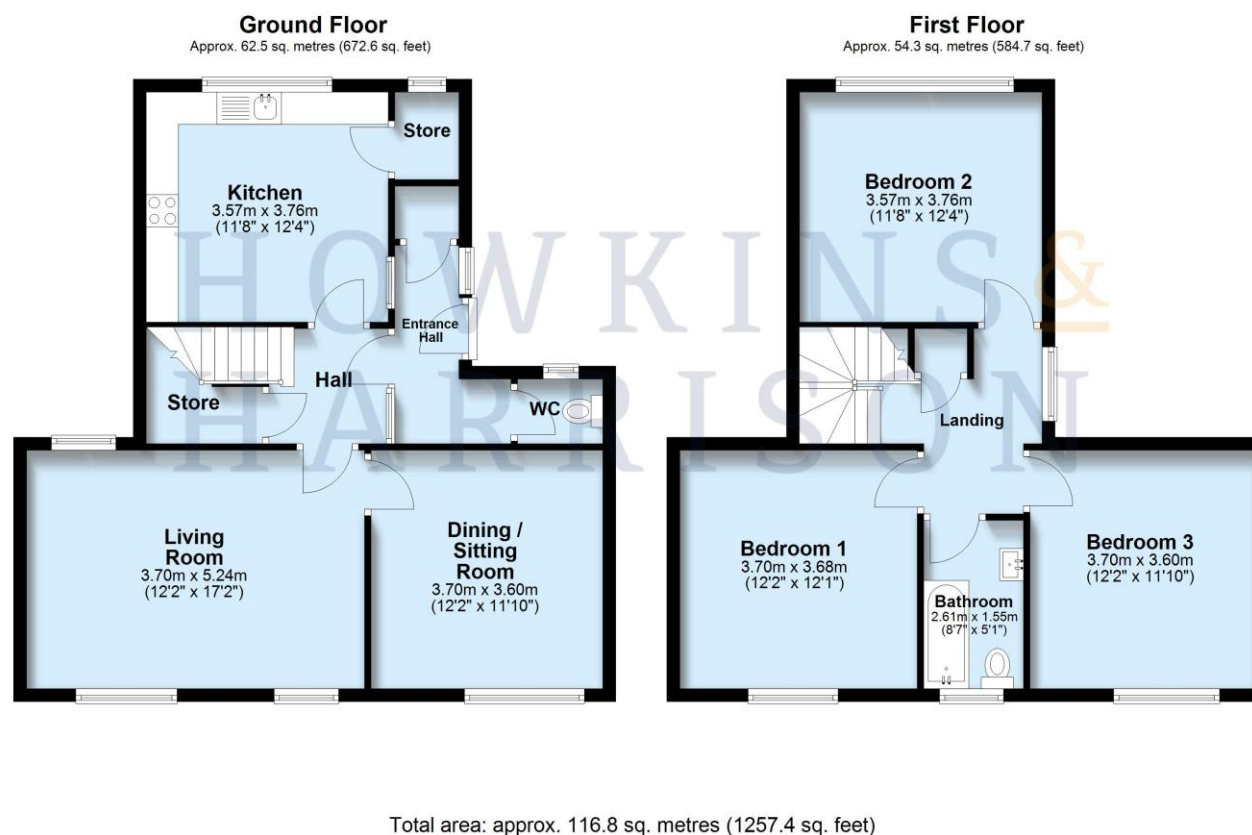
Services

None of the services have been tested. We are advised that the property benefits from mains water, drainage, and electricity are connected to the property. Clifton Campville does not have mains gas.

Local Authority

Lichfield District Council - [Tel:01543-308000](tel:01543-308000)

Council Tax Band - E



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Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.



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