



## Hall Cottage, 144 Main Street, Clifton Campville, Tamworth, 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.

15 Market Street, Atherstone, Warwickshire CV9 1ET

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Branches across the region and an office in central London

Howkins & Harrison is the trading name of Howkins & Harrison LLP.

PARTNERSHIP NO. OC316701 VAT REGISTRATION NO. 272 4321 77 REGISTERED IN England and Wales REGISTERED OFFICE 7-11 Albert Street, Rugby, Warwickshire CV21 2RX



## 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.

## 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.

## VIEWING

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

## LOCAL AUTHORITY

Lichfield District Council - Tel:01543-308000

Council Tax Band - E

## 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.

## 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 and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services. Clifton Campville does not have mains gas.

## FLOORPLAN

Howkins and Harrison provide these plans for reference only - they are not to scale.

## ADDITIONAL SERVICES

Do you have a house to sell? Howkins and Harrison offer a professional service to home owners throughout the Midlands region. Call us today for a Free Valuation and details of our services with no obligation whatsoever.

## IMPORTANT NOTICE

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.



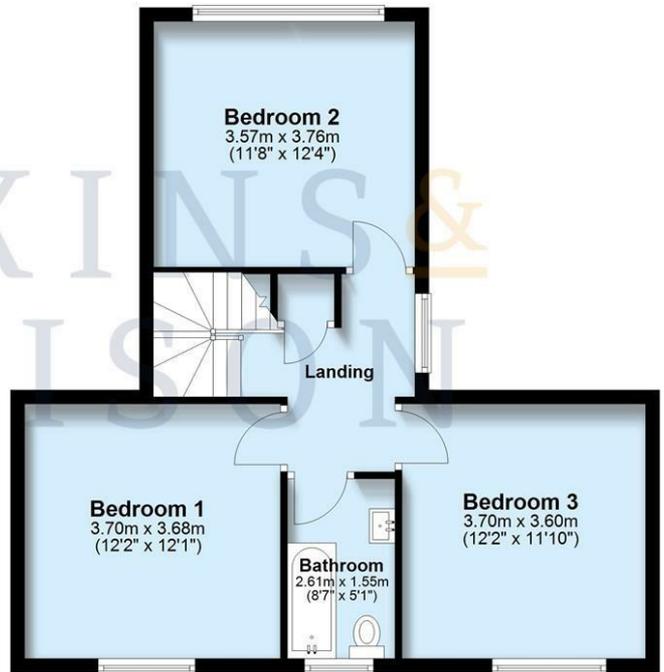
### Ground Floor

Approx. 62.5 sq. metres (672.6 sq. feet)

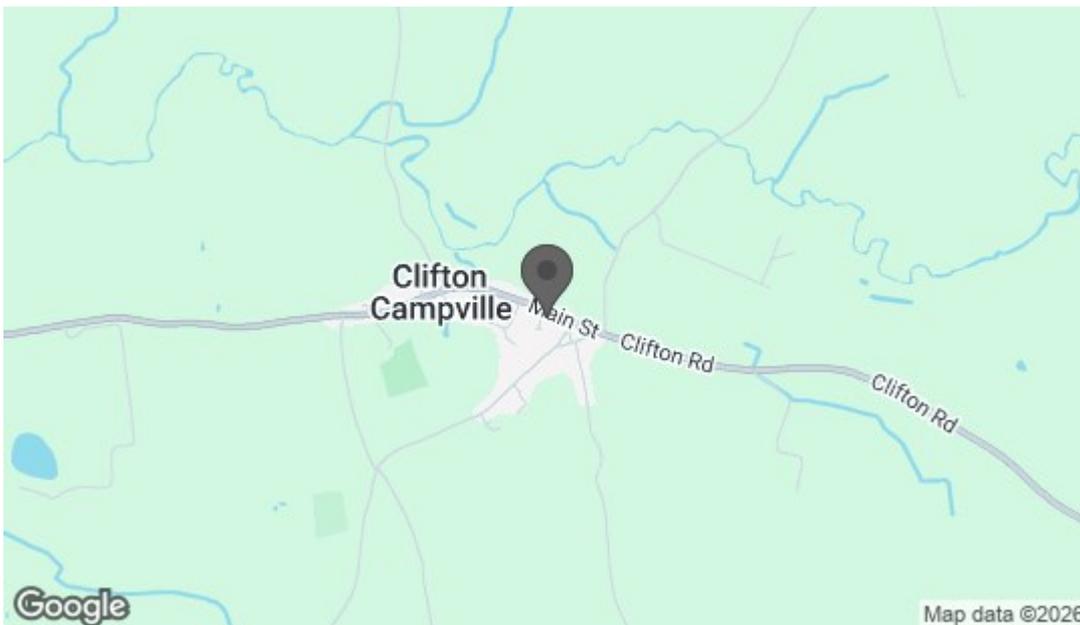


### First Floor

Approx. 54.3 sq. metres (584.7 sq. feet)



Total area: approx. 116.8 sq. metres (1257.4 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		

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