

# Main Street

Clifton Campville, Tamworth, B79 0AX

John German





# Main Street

Clifton Campville, Tamworth, B79 0AX

Offers Over £350,000

This extended home offers breath-taking countryside views, a sought-after village location, amazing open plan social family living space plus a deep driveway frontage with parking for several vehicles making this much improved home one not to be missed.



The current owners have taken great care to extend, improve and create a stunning and stylish family home which is centred around a very large open plan living space which seamlessly combines three rooms into one. The location is fabulous, a village perfectly placed for any commuter with easy access to the M42 providing fast access to the Midlands motorway networks. The village is home to St Andrews church which is a stunning example of 13th/14th architecture and is featured in the list of England's finest churches.

The property sits far back from the road behind a long tarmacked drive providing heaps of off road parking and suitable for a caravan/motor home etc. A practical entrance porch has built in coats cupboard and an internal window and door reveal and open into a stunning open plan living space beyond. Attractive flooring runs throughout this area and there is a large dining area with a feature fireplace. Adjacent is the contemporary high gloss kitchen with plentiful storage alongside with complementary countertops over and inset cottage style sink. There is an integrated dishwasher, fridge freezer, washing machine and a Smeg range style oven with ceramic hob and extractor hood above. Adjacent is a very useful utility room and a contemporary guest cloakroom.

Next is the fabulous extended lounge with its glass atrium roof, flooding the room with natural light. French double doors lead you out onto the first of many garden entertaining areas and offers lovely views over the countryside and beyond.

A staircase from the dining room rises to the first floor and here you will find three excellent sized bedrooms. The master has the full benefit of those panoramic views over the river and fields beyond. The third bedroom has been turned into a dressing room with an extensive range of fitted wardrobes but could easily be a bedroom again if required.

The well-appointed family bathroom has lovely natural stone tiling to the walls, a modern shower bath with screen and a waterfall shower over, pedestal wash hand basin and WC.

Outside, the integral garage has been partially converted to create a utility and guest cloakroom. To the front of the garage is an electric up and over door and a valuable storage area. This too could be easily converted to become part of the living accommodation.

The rear garden is in three tiers, including decked area, paved patio with timber pergola with roof above and space for a hot tub, a BBQ area and long lawns backing onto fields.

**Tenure:** Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

**Services:** Oil fired central heating system. Mains water, drainage and electricity are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

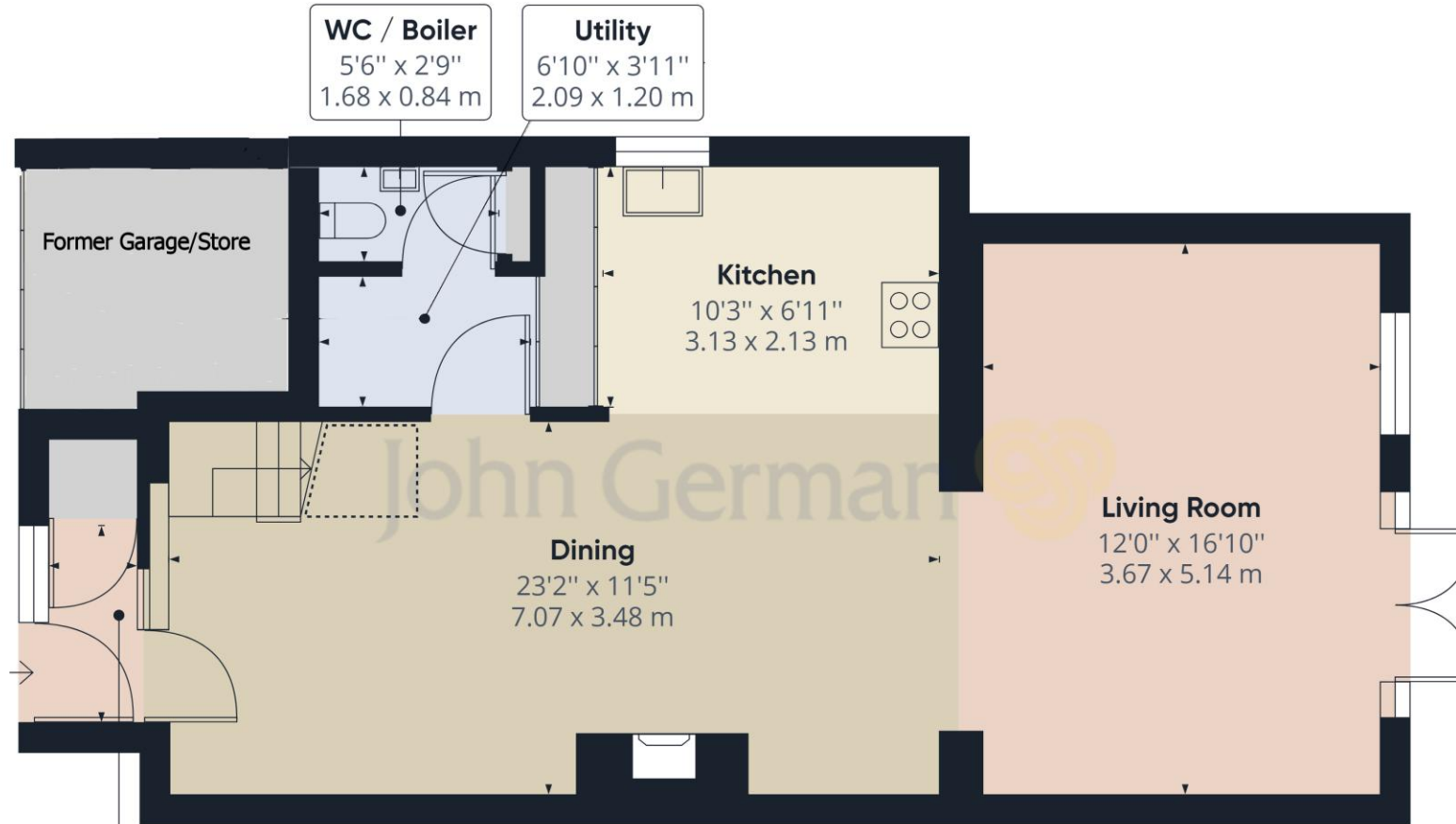
[www.lichfielddc.gov.uk](http://www.lichfielddc.gov.uk)

**Our Ref:** JGA/26012023

**Local Authority/Tax Band:** Lichfield District Council / Tax Band C







Ground Floor

**Approximate total area<sup>(1)</sup>**

638.94 ft<sup>2</sup>  
59.36 m<sup>2</sup>

**Reduced headroom**

9.44 ft<sup>2</sup>  
0.88 m<sup>2</sup>

(1) Excluding balconies and terraces

 Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



### Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

### Referral Fees

**Mortgage Services** - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

**Conveyancing Services** - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

**Survey Services** - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Score	Energy rating	Current	Potential
92+	A		100   A
81-91	B		
69-80	C		
55-68	D	65   D	
39-54	E		
21-38	F		
1-20	G		



John German

63a Market Street, Ashby-De-La-Zouch, Leicestershire, LE65 1AH

01530 412824

ashbysales@johngerman.co.uk

Ashbourne | Ashby de la Zouch | Barton under Needwood  
Burton upon Trent | Derby | East Leake | Lichfield  
Loughborough | Stafford | Uttoxeter

JohnGerman.co.uk Sales and Lettings Agent



