

# Main Street

Clifton Campville, Tamworth, B79 0AJ

John   
German





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£575,000

Delightful detached four bedroom house occupying a really lovely plot with mature and well stocked gardens in addition to a large orchard garden, garage and outbuildings.



Detailed accommodation comprises reception hall with stairs rising to the first floor landing and cloakroom off which is fitted with a pedestal wash basin and WC.

The delightful lounge and dining area has a brick fire place housing a cast log burner and there is a separate study which is dual aspect.

The attractive dining kitchen has a range of rustic units with granite worksurfaces and drainer, a recessed Belfast style sink, integrated hob with extractor above and oven beneath, quarry tiled floor and fitted bench style seating to the sitting area. There is also a useful side porch.

Off the first floor landing leads four good sized bedrooms, one of the bedrooms enjoys wonderful far reaching rural views. The principal bedroom is particularly attractive having a vaulted ceiling and being dual aspect.

The bathroom has a white suite comprising bath, separate corner shower, pedestal wash basin, WC, tiled splashbacks and exposed wooden floor.

The house is situated on the corner of Main Street and Smithy Lane and is approached via a gated private drive leading to mature lawned areas with abundantly stocked beds and borders and also having a pedestrian gated entrance. There is a spacious garage, brick store and utility store. There is also an extensive orchard garden and at the top of which are some fine views of open countryside.

Clifton Campville is a really lovely village and surrounded by some beautiful countryside and yet so convenient for commuting in modern day life with easy access to the cathedral city of Lichfield, Tamworth, Burton-on-Trent and Ashby-de-la-Zouch.

What3words: myth.threaded.darling

**Agents note:** We understand there is a tree preservation order on site. The property is situated within a conservation area.

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

**Services:** Oil central heating. No gas. 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.lichfielddc.gov.uk](http://www.lichfielddc.gov.uk)

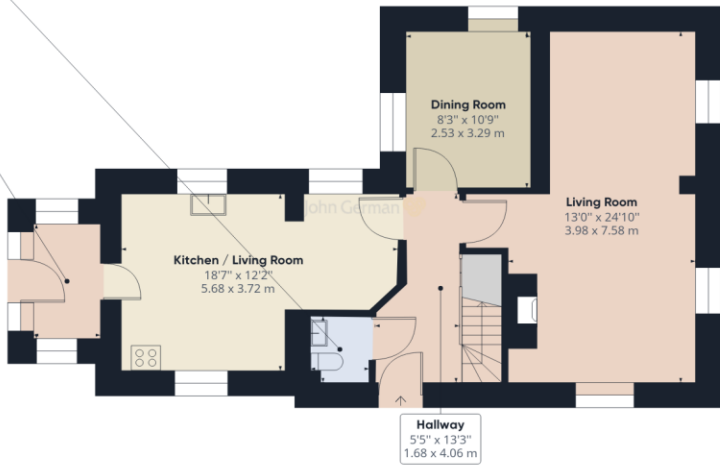
[www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA/08062023

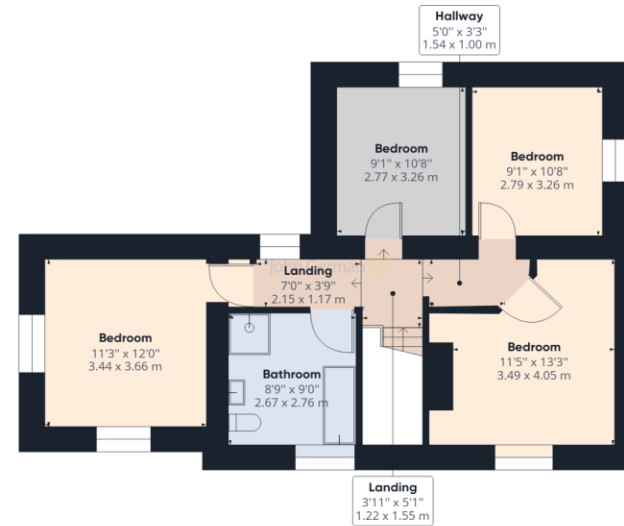
**Local Authority/Tax Band:** Lichfield District Council / Tax Band F







**Ground Floor** Building 1

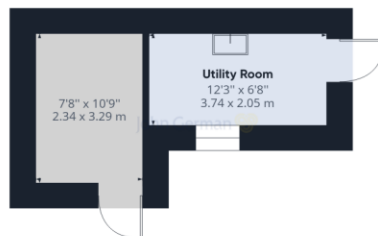


**Floor 1** Building 1

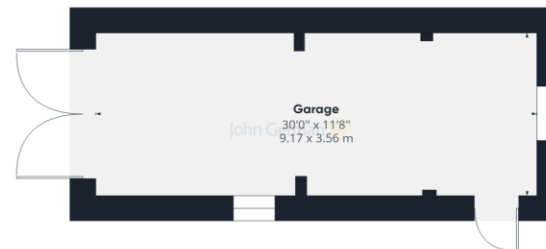
**Approximate total area<sup>(1)</sup>**

1908.46 ft<sup>2</sup>

177.30 m<sup>2</sup>



**Ground Floor** Building 2



**Ground Floor** Building 3

(1) Excluding balconies and terraces

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		93 A
81-91	B		
69-80	C		
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		



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