

GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
 NOT TO SCALE: THIS IS AN APPROXIMATE



If you require the full EPC certificate direct to your email address please contact the sales branch marketing this property and they will email the EPC certificate to you in a PDF format

Please note that on occasion the EPC may not be available due to reasons beyond our control, the Regulations state that the EPC must be presented within 21 days of initial marketing of the property. Therefore we recommend that you regularly monitor our website or email us for updates.

Please feel free to relay this to your Solicitor or License Conveyor.



Tamworth | 01827 68444 (option 1)



- VILLAGE LOCATION
- SHOWHOME STANDARD
- DETACHED BUNGLOW
- THREE BEDROOMS
- STUNNING OPENPLAN WITH VAULTED CEILING
- NEWLY FITTED KITCHEN

Chestnut Lane, Clifton Campville, Tamworth,
 Staffordshire, B79 0BN

£499,950

Property Description

A beautifully presented three bedroom detached bungalow set in the prime location of Clifton Campville.

Approach the property via the large driveway with lawned fore-garden and front door into:-

SPACIOUS HALLWAY Having oak doors into:-

BEDROOM ONE Having double glazed window to front, electric central heating radiator, door leading to:-

EN SUITE Double walk-in shower with glazed screen, ceramic tiling, mixer shower, double glazed window to side, heated towel rail, wash hand basin, low level wc and vanity underneath the basin.

BEDROOM TWO 11' x 11' 10" (3.35m x 3.61m) With electric central heating radiator, double glazed window to front.

LUXURY BATHROOM Having p-shaped bath with ceramic tiled walls, mixer shower over, low level wc, wash hand basin with vanity underneath, tiled flooring, spotlighting and electric mirror.

BEDROOM THREE 7' 5" x 11' 9" (2.26m x 3.58m) Double glazed window to side and electric radiator.

OPEN PLAN KITCHEN / LOUNGE 26' 9" x 11' 9" (8.15m x 3.58m) 12' x 15' max, quartz worksurfaces, integrated sink with mixer tap, integrated fridge, double oven, spotlighting, tiled splash backs, integrated dishwasher, double glazed window to rear, tiled flooring, vaulted ceiling with Velux windows, open to lounge area and further dining area.

DINING AREA 11' 1" x 10' 4" (3.38m x 3.15m) With electric radiator and spotlighting.

REAR GARDEN Having decked patio area, paved area, lawned, second patio to the rear, two garden sheds.

Also benefits from having a side gated access.

GARAGE CURRENTLY PLAYROOM) 9' 3" x 15' 11" (2.82m x 4.85m) With electric and lighting, double doors (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements) *****Garage opening 2300 if doors were changed back to garage doors. *****

SUMMER HOUSE 9' 5" x 15' 4" (2.87m x 4.67m) With lighting and laminate flooring.

Council Tax Band D - Lichfield District Council

FIXTURES AND FITTINGS as per sales particulars.

TENURE

The Agent understands that the property is freehold. However we are still awaiting confirmation from the vendors Solicitors and would advise all interested parties to obtain verification through their Solicitor or Surveyor.

GREEN AND COMPANY has not tested any apparatus, equipment, fixture or services and so cannot verify they are in working order, or fit for their purpose. The buyer is strongly advised to obtain verification from their Solicitor or Surveyor. Please note that all measurements are approximate.

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