



Cliff Hall Lane

Cliff, Tamworth, Staffordshire, B78 2DR

£340,000

# Property Features

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- Charming and Substantial Family Home
- Guest Cloakroom
- Cosy Lounge
- Three Bedrooms
- Kitchen
- Family Bathroom
- Dining/Family Room
- Rear Garden
- Utility Room
- Driveway and Garage

## Full Description

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Taylor Cole Estate Agents are thrilled to welcome to the market this charming and substantial three bedroom family home set within the quaint hamlet of Cliff. Offering a unique semi-rural setting, this superb property rests just between Tamworth and Kingsbury, providing fantastic commuter access with an emphasis on the breathtaking countryside surroundings. Set behind a spacious gravelled driveway leading onto the front entrance door.

### GROUND FLOOR

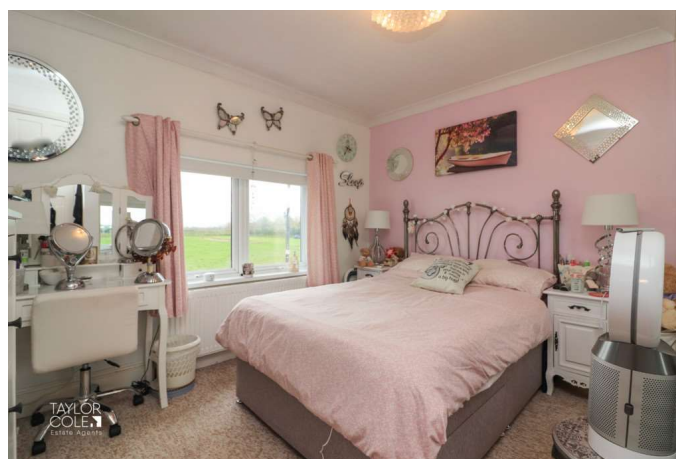
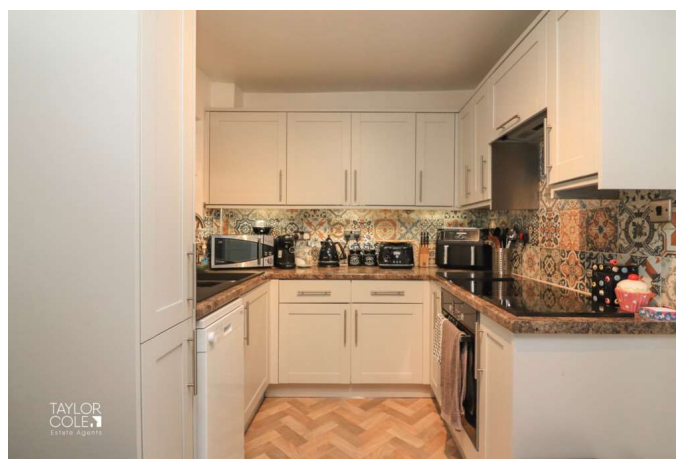
Entering the property, you are instantly met with a warm and inviting ambience that continues throughout, with a cosy lounge offering your primary point of reception and stairs off to the first floor landing, with an illuminating bay window flooding the space with natural light, while a charming multi fuel log burner and feature surround allows you to unwind after a busy day, set just beyond the lounge is a sleek and attractive kitchen with a matching range of base units and drawers, supplemented by roll top work surfaces and open aspect to a dining/family room residing at the rear of the home, with ample space for an array of freestanding furniture and offering lovely views onto the rear garden and countryside beyond. The guest cloakroom adds convenience to the home for both residents and visitors alike.

### LOUNGE

14' 1" x 18' 1" (4.29m x 5.51m)

### KITCHEN

14' 1" x 7' 6" (4.29m x 2.29m)



## DINING/FAMILY ROOM

12' 9" x 11' 11" (3.89m x 3.63m)

## UTILITY

7' 5" x 7' 8" (2.26m x 2.34m)

## CLOAKROOM

2' 10" x 5' 9" (0.86m x 1.75m)

## FIRST FLOOR

Having been extended by the current vendors, the first floor boasts two superb double bedrooms with a generous third providing a versatile space which has more recently provided a home office/study, a sleek main bathroom with complimentary blue tiling throughout hosts a three piece suite with a feature panelled 'corner' bathtub with vanity sink unit and close coupled WC adjacent.

## BEDROOM ONE

18' 2" x 7' 9" (5.54m x 2.36m)

## BEDROOM TWO

11' 0" x 8' 8" (3.35m x 2.64m)

## BEDROOM THREE

10' 7" x 7' 9" (3.23m x 2.36m)

## BATHROOM

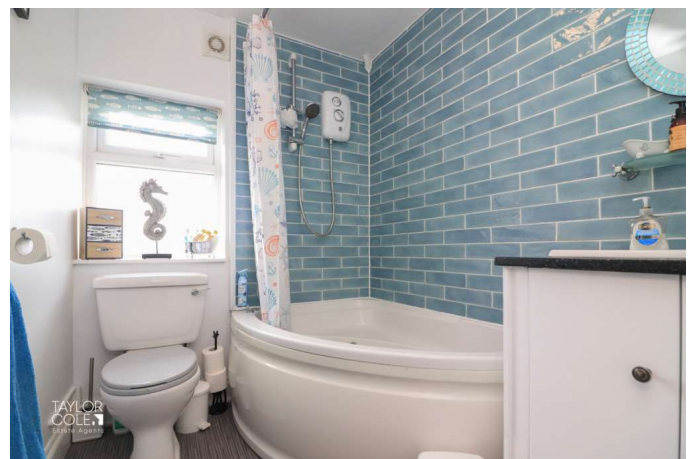
7' 5" x 5' 10" (2.26m x 1.78m)

## OUTSIDE

The star feature of the home is the stunning rear garden, with a range of superb seating areas that emphasise and accentuate the surrounding countryside, enclosed by secure timber fencing to the side aspects with open picket fencing at the bottom of the plot allowing an uninterrupted panorama of the nature beyond.

## ANTI MONEY LAUNDERING

In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the Taylor Cole Estate Agents once an offer has been submitted and accepted (subject to contract) prior to Solicitors being instructed.

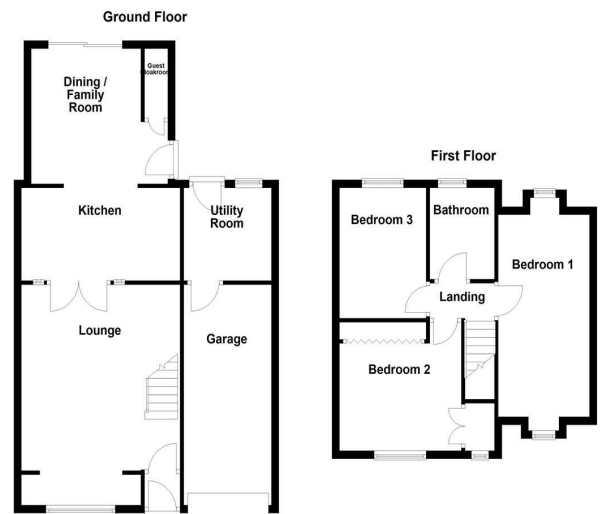


## TENURE

We have been advised that this property is freehold, however, prospective buyers are advised to verify the position with their solicitor / legal representative.

## VIEWING

By prior appointment with Taylor Cole Estate Agents on the contact number provided.



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         | 101 A     |
| 81-91 | B             |         |           |
| 69-80 | C             |         |           |
| 55-68 | D             | 60 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

8 Victoria Road  
Tamworth  
Staffordshire  
B79 7HL

[www.taylorcole.co.uk](http://www.taylorcole.co.uk)  
[sales@taylorcole.co.uk](mailto:sales@taylorcole.co.uk)  
01827 311412

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements