

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

Total area: approx. 2298.2 sq. feet



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.

Energy Efficiency Rating	
Current	Potential
87	27
England & Wales EU Directive 2002/91/EC Not energy efficient - higher running costs A (92+) Very energy efficient - lower running costs B (81-91) C (69-80) D (55-68) E (39-54) F (21-38) G (1-20)	

Tamworth | 01827 68444 (option 1)



- STUNNING VILLAGE LOCATION
- FOUR BEDROOMS
- SPACIOUS LOUNGE
- DINING ROOM
- KITCHEN
- UTILITY

Chestnut Lane, Clifton Campville, Tamworth, B79 0BN

£400,000



Property Description

A four bedroom dormer bungalow in Clifton Campville.

Approach via gravelled driveway and door into enclosed porch.

SPACIOUS HALLWAY 19' 8" x 5' 10" (6m x 1.8m) With stairs leading to the first floor.

BEDROOM ONE 14' 5" x 10' 9" (4.4m x 3.3m) With double glazed bay window to front.

LOUNGE 23' 11" x 11' 9" (7.3m x 3.6m) Double glazed window to side and double glazed window to front.

DINING ROOM 32' 1" x 11' 9" (9.8m x 3.6m) Open plan to kitchen, having a range of wall and base units, worksurfaces, space for range cooker, sink with mixer tap.

CONSERVATORY 10' 5" x 9' 6" (3.2m x 2.9m) Glazed and overlooking the garden.

UTILITY 11' 9" x 9' 10" (3.6m x 3m) Having sliding doors leading to the garden, leads to bedroom four.

BEDROOM FOUR 16' 4" x 8' 2" (5m x 2.5m) With double glazed windows to front and rear.

WC With low level wc and wash hand basin, windows to rear.

FIRST FLOOR Doors off to:-

BEDROOM/OFFICE 10' 9" x 5' 10" (3.3m x 1.8m) With double glazed window to rear.

BEDROOM TWO 18' 4" x 10' 9" (5.6m x 3.3m) With double glazed window to front.

BEDROOM THREE 21' 7" x 11' 9" (6.6m x 3.6m) With double glazed window to side and double glaze window to rear.

SHOWER ROOM With walk-in shower, low level wc, pedestal wash hand basin and double glazed window to rear.

EXTENSIVE REAR GARDEN Offers lots of potential with side gated access, lawn areas, shrub and plant borders.

CAR PORT 35' 9" x 11' 9" (10.9m x 3.6m)

Council Tax Band D - Lichfield

Predicted mobile phone coverage and broadband services at the property:-

Mobile coverage - limited voice available for O2 and Vodafone.

Broadband coverage:-

Broadband Type = Standard Highest available download speed 18 Mbps. Highest available upload speed 1 Mbps.

Broadband Type = Superfast Highest available download speed 80 Mbps. Highest available upload speed 20 Mbps.

Networks in your area - Openreach

The mobile and broadband information above has been obtained from the Mobile and Broadband checker - Ofcom website.

Sellers are asked to complete a Property Information Questionnaire for the benefit of buyers. This questionnaire provides further information and declares any material facts that may affect your decision to view or purchase the property. This document will be available on request.

Looking to make an offer? We are committed to finding the right buyer for the right property and try to do everything we can from the outset to ensure the sales we agree, subject to contract, will proceed to completion of contracts within a fair time frame that meets all parties' expectations. At one point during the offer negotiations, one of our branch-based mortgage advisers will call to financially qualify your offer. We recommend that you take this advice before making an offer.

BUYERS COMPLIANCE ADMINISTRATION FEE: in accordance with the Money Laundering Regulations 2007, Estate Agents are required to carry out due diligence on all clients to confirm their identity, including eventual buyers of a property. Green and Company use an electronic verification system to verify Clients' identity. This is not a credit check, so it will have no effect on credit history. By placing an offer on a property, you agree (all buyers) that if the offer is accepted, subject to contract, we, as Agents for the seller, can complete this check for a fee of £25 plus VAT (£30 inc VAT) which is non-refundable under any circumstance. A record of the search will be retained securely by Green and Company within the electronic property file of the relevant property.

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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