

# Croft Close

Tamworth, B79 9BU

John German



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Offers In Excess Of £585,000

A well presented and extended detached family home nestled down a quiet cul-de-sac in the ever popular village of Elford.



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This well presented and extended detached family home has been cleverly extended and vastly improved by the current owners over the past twenty years and occupies a delightful corner position in a quiet cul-de-sac within the highly desirable village of Elford. This peaceful and pretty village has amenities appropriate to all age groups that include The Crown Inn, village hall, St. Peter's Church, and the community gardens of Elford Hall. For the younger community, it also has the thriving Howard Primary School, regular school bus services to Rawlett, John Taylor and Lichfield Cathedral schools, large sports field which hosts football and cricket teams and an excellent children's playground. There are a further range of amenities in the nearby town of Tamworth and cathedral city of Lichfield including Snow Dome, Ventura Park, Tamworth Castle and the historic cathedral in Lichfield. There are rail stations in both Lichfield and Tamworth giving access to London and Birmingham and nearby roads including the A38, A5 and M6 toll road.

The uPVC entrance door opens into the welcoming hallway having oak wooden flooring, carpeted stairs rising to first floor landing with useful under stairs storage cupboard, internal door to garage, and doors leading off to the ground floor accommodation. The first of three generously sized reception rooms is the dining room having large bow window to the front aspect, carpeted flooring, spotlights to the ceiling and a serving hatch into the kitchen. The impressive living room features a superb fireplace with cast-iron log burner set on a tiled hearth with marble surround, two ceiling light points, carpeted flooring, a bow window to the rear aspect, and a door and side windows leading out to the rear garden. Accessed from the living room via arched double doors is the office/study; a versatile third reception room that could alternatively be used as a children's playroom or snug. The kitchen is fitted with an extensive range of matching wall and base units with round edge worksurfaces over and tiled splashbacks, under cupboard lighting, and a range of integrated kitchen appliances. The ground floor shower room comprises of a modern suite with low level WC, wash hand basin and a shower enclosure with power shower over, tiled flooring and spotlights to the ceiling. Completing the ground floor is the useful utility room. A door from the hallway leads out to the rear garden.

Upstairs, there are four generously sized double bedrooms, all of which benefit from fitted wardrobes. The impressive master bedroom also benefits from its own luxury, fully tiled en-suite bathroom with a large jacuzzi bath and glazed shower enclosure. The other three bedrooms are serviced by the family bathroom having floor to ceiling tiles, window to the side aspect, white panelled bath with shower over, low level WC, wash hand basin, heated towel rail and spotlights to the ceiling.

Outside, this impressive family home sits on a superb corner plot and has a tarmac driveway with a block paved border providing off-road parking for three vehicles and access into the double garage with electric up and over door, oil fired boiler, power and lighting. Access to the rear garden and oil storage tank is available via a rear door to the garage. There is a well-kept front garden having a shaped lawn with a variety of plants and shrubs. To the rear of the property is a fully enclosed, good sized private garden with a shaped lawn, well stocked borders, trees and conifers for screening, large, porcelain paved patio areas and side gate leading to the front of the property.

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

**Please note:** It is quite common for some properties to have a Ring doorbell and internal recording devices.

**Property construction:** Standard. **Parking:** Drive & double garage

**Electricity supply:** Mains. **Water supply:** Mains. **Sewerage:** Mains. **Heating:** Oil fired central heating

(Purchasers are advised to satisfy themselves as to their suitability).

**Broadband type:** See Ofcom link for speed: <https://checker.ofcom.org.uk/>

**Mobile signal/coverage:** See Ofcom link <https://checker.ofcom.org.uk/>

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

**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/18062025

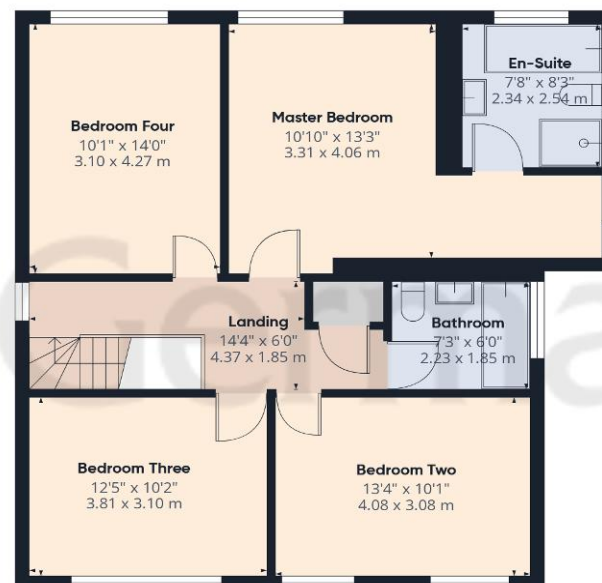








Ground Floor



Floor 1

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

2059 ft<sup>2</sup>

191.2 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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### 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.

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, 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. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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Burton upon Trent | Derby | East Leake | Lichfield  
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