



TAYLOR COLE
Estate Agents



Main Street

Clifton Campville, Tamworth, B79 0AX

£360,000

Property Features

- Four bedroom family home arranged over two floors
- Impressive open plan living kitchen dining room
- Stylish kitchen with island and modern finishes
- Separate utility room providing additional storage
- Ground floor shower room for added convenience
- Office or playroom offering flexible living space
- Modern family bathroom to the first floor
- Private rear garden with lawn and decked seating area
- Driveway providing off road parking
- Ideal home for families seeking space and contemporary living

Full Description

This well presented and extended four bedroom family home offers modern and versatile living space arranged over two floors, featuring an impressive open plan living/kitchen/dining room, multiple reception options and a landscaped rear garden, ideal for contemporary family life.

THE FORE

The property is set back from the road with a driveway providing off road parking. A welcoming entrance porch leads into the main hallway, creating a practical and inviting first impression.

GROUND FLOOR

The ground floor centres around a stunning open plan living/kitchen/dining space, designed for both everyday living and entertaining, with doors opening onto the rear garden. The kitchen is complemented by a useful utility room and a modern shower room. An additional office or playroom provides flexible accommodation, ideal for home working or family needs.

OPEN PLAN LIVING ROOM/KITCHEN/DINING ROOM 25' x 19' 1" (7.62m x 5.82m)

SHOWER ROOM

7' 5" x 5' 3" (2.26m x 1.6m)

OFFICE/PLAYROOM

15' 6" x 7' 4" (4.72m x 2.24m)

UTILITY ROOM

7' 6" x 7' (2.29m x 2.13m)

FIRST FLOOR

To the first floor there are four well proportioned bedrooms,



all served by a contemporary family bathroom. The layout offers excellent versatility for growing families, guests or home office arrangements.

BEDROOM ONE

10' 5" x 10' (3.18m x 3.05m)



BEDROOM TWO

10' 1" x 9' 2" (3.07m x 2.79m)

BEDROOM THREE

10' x 8' 3" (3.05m x 2.51m)

BEDROOM FOUR

8' 7" x 7' 7" (2.62m x 2.31m)

BATHROOM

6' 9" x 5' 4" (2.06m x 1.63m)

THE REAR

The rear garden is mainly laid to lawn with a decked seating area, offering a private and enjoyable outdoor space for relaxing, entertaining and family use, enclosed by established boundaries.



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.

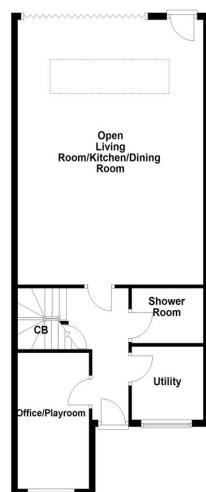
VIEWING

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

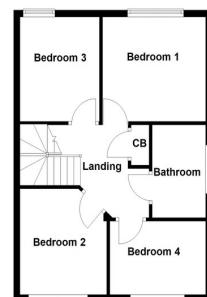




Ground Floor



First Floor



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are 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