



Portfolio
Collection

Parklands, Potters Croft, Main Street, Clifton Campville, Tamworth, B79 0DG

Hunters

Parklands, Potters Croft, Main Street, Clifton Campville, Tamworth, Staffordshire, B79 0DG

This beautiful barn conversion enjoying a courtyard setting within the sought after village of Clifton Campville boasts a wealth of charm and character as well as enjoying views to the rear with an open aspect over open countryside. This spacious accommodation which benefits from double glazing and oil fired central heating briefly comprises: welcoming reception hallway with feature spindle turning stair case, guest cloakroom/wc, impressive lounge, separate dining room, study, further sitting room, comprehensively fitted farmhouse style breakfast kitchen, utility room, first floor galleried landing, master bedroom with luxury rear appointed en-suite bathroom, bedroom two also ensuite shower room, two further bedrooms, well appointed family bathroom, barn conversion is set in a courtyard development of similar properties of age and style to the rear, multi vehicle driveway providing access to the treble garage with a beautifully mature extensive rear garden with open aspects over countryside beyond. Internal viewing of this property is highly recommended to fully appreciate the size and style. No upward chain

LOCATION

Clifton Campville has a village school and the popular Green Man public house but is well placed for ease of access to the neighbouring towns of Tamworth, Lichfield, Burton-Upon-Trent and Ashby de-la-Zouch in addition to being within easy reach of Junction 11 of the M42 Motorway at its intersection with the A444 ensuring ease of access to Nuneaton and Coventry and the city of Birmingham. Nottingham East Midlands and Birmingham International Airports are also within easy reach.

ACCOMMODATION

ENTRANCE HALLWAY

GUEST CLOAKROOM

WELCOMING RECEPTION HALLWAY 18' 3" x 9' 5"
(5.56m x 2.87m)

FAMILY LOUNGE 18' 4" x 14' 5" (5.59m x 4.39m)

DINING ROOM 10' 7" x 9' 4" (3.23m x 2.84m)

STUDY 10' 1" x 6' 9" (3.07m x 2.06m)

SITTING ROOM 13' 4" max x 11' 6" min 10" (4.06m x 3.61m)

BREAKFAST KITCHEN 13' 7" x 13' 7" (4.14m x 4.14m)

UTILITY 13' 6" x 6' 3" (4.11m x 1.91m).

GALLERIED LANDING



LUXURY APPOINTED EN-SUITE SHOWER ROOM

BEDROOM TWO 12' 5" x 13' 7" (3.78m x 4.14m)

LUXURY APPOINTED EN-SUITE SHOWER ROOM

BEDROOM THREE 12' 1" x 13' 8" (3.68m x 4.17m)

BEDROOM FOUR 10' 4" x 8' 7" (3.15m x 2.62m)

FAMILY BATHROOM

OUTSIDE TREBLE DETACHED GARAGE

TO THE REAR

GENERAL INFORMATION

VIEWING Tamworth office – Tel 01827 66277

EPC RATING E39

TENURE The vendor has confirmed verbally to us that the property is Freehold but you should check this with your legal advisor before exchanging contracts.

SURVEY Hunters Chartered Surveyors have been surveying and valuing property across the Midlands for over 20 years and have a reputation for providing a fast and efficient service at competitive fees. Call 01564 770035 for all survey enquiries.

CONSENTS We have not had sight of any relevant building regulations, guarantees or planning consents and all relevant documentation pertaining to this property should be checked by your legal advisor before exchanging contracts.

CONVEYANCING Hunters Home Conveyancing provides fast efficient low cost legal work with a no sale-no fee guarantee. Call 01827 66262 for your free quotation.

AGENTS OPINION These details imply the opinion of the selling agent at the time these details were prepared and are subjective. It may be that the purchaser's opinion may differ.

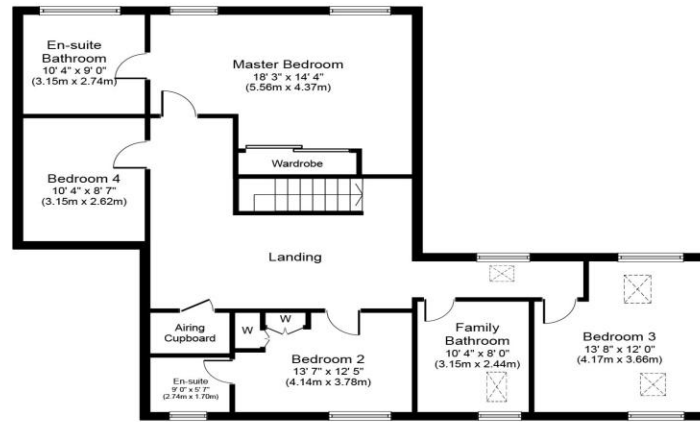
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USEFUL WEBSITES YOU SHOULD CHECK

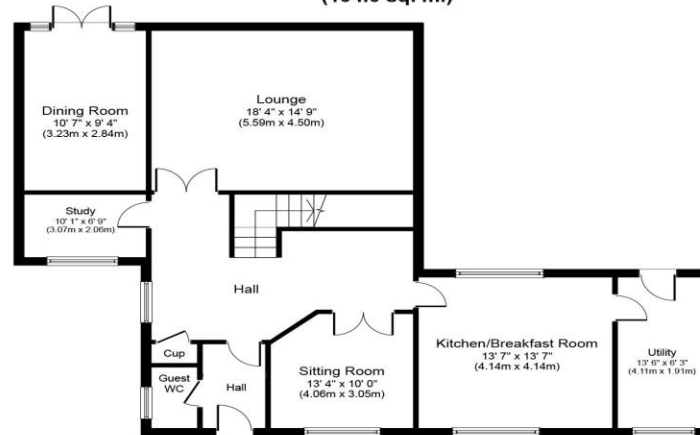
COUNCIL TAX www.voa.gov.uk

SCHOOLS www.staffordshire.gov.uk





First Floor
Approximate Floor Area
1,119 sq. ft.
(104.0 sq. m.)



Ground Floor
Approximate Floor Area
1,119 sq. ft.
(104.0 sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Hunters

6 Victoria Road, Tamworth, B79 7HL
 Email: tamworth@huntersgroup.co.uk

01827 66277

www.huntersgroup.co.uk

Agents Note: Hunters have not tested any apparatus, equipment, fixtures, fittings or services and does not verify that they are connected or in working order, fit for their purpose or within the ownership of the seller. The measurements supplied are approximate and for general guidance only and must not be relied upon. A buyer is advised to have the condition of the property and the measurements checked by a surveyor before committing themselves to any expense. Nothing concerning the type of construction or the condition of the structure is to be implied from the photographs of the property. Hunters have not checked the legal documentation to verify the status or tenure of the property and the buyer must not assume that the information contained in these sales particulars is correct until it has been verified by their own solicitor, surveyor or professional advisor. These sales particulars may change in the course of time and any interested party is advised to make a final inspection of the property prior to exchange of contracts.

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