

# HUNTERS®

HERE TO GET *you* THERE



## Main Street

Clifton Campville, Tamworth, B79 0AX

Asking Price £360,000



Council Tax: C



# 121 Main Street

## Clifton Campville, Tamworth, B79 0AX

Asking Price £360,000



### Front

Tarmac driveway with parking for multiple vehicles

### Hall

Wood effect laminate flooring, entrance door, stairs to first floor, built in cupboard, ceiling light, radiator, power points

### Utility Room

7' 7" x 7' 0" (2.13m 2.13m x 2.13m 0.00m)

Double glazed window to front, wood effect laminate flooring, wall and base units, plumbing for washing machine and dryer, stainless steel sink and drainer, radiator, extractor fan, ceiling light, power points

### Office/Study

15' 8" x 7' 5" (4.57m 2.44m x 2.13m 1.52m)

Carpeted flooring, double glazed window to front, ceiling light, spot lights, radiator, power points

### Shower Room

7' 7" x 5' 3" (2.13m 2.13m x 1.52m 0.91m)

Tile effect vinyl flooring, tiled walls, low flush WC, sink and vanity, walk in shower, radiator, spot lights, radiator, extractor fan

### Lounge

19' 3" x 9' 9" (5.79m 0.91m x 2.74m 2.74m)

Herringbone flooring, radiator, spot lights, power points

### Kitchen

22' 10" x 15' 7" (6.71m 3.05m x 4.57m 2.13m)

Herringbone flooring, bi fold doors to garden, Korniche Roof Lantern, wall and base units, island with base units and a built in hob, built in double oven, built in fridge freezer, spot lights, radiator, power points, extractor hood

### Bedroom One

10' 8" x 10' 0" (3.05m 2.44m x 3.05m 0.00m)

Carpeted flooring, double glazed window to rear, ceiling light with fan, radiator, power points

### Bedroom Two

9' 6" x 7' 11" (2.74m 1.83m x 2.13m 3.35m)

Carpeted flooring, double glazed window to front, ceiling light with fan, radiator, power points

### Bedroom Three

10' 0" x 8' 4" (3.05m 0.00m x 2.44m 1.22m)

Carpeted flooring, double glazed window to rear, ceiling light, radiator, power points

### Bedroom Four

8' 9" x 7' 9" (2.44m 2.74m x 2.13m 2.74m)

Carpeted flooring, double glazed window to front, ceiling light, radiator, power points

### Bathroom

6' 10" x 5' 3" (1.83m 3.05m x 1.52m 0.91m)

Wood effect vinyl flooring, double glazed window to side, splashback to walls, low flush WC, sink, bath with shower overhead, spot lights, radiator, extractor fan

### Garden

Enclosed with wooden decking and lawn



## Road Map



## Hybrid Map



## Terrain Map



## Floor Plan

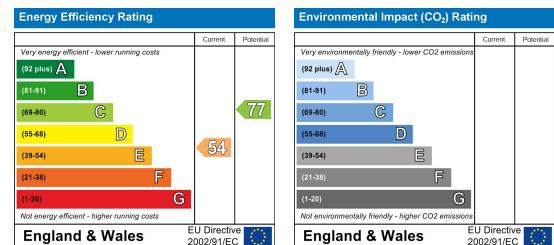


This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

## Viewing

Please contact our Hunters Tamworth Office on 01827 66277 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.