



153 Main Street, Clifton Campville, Tamworth,  
Staffordshire, B79 0AX

**Bill Tandy**  
and Company  
INDEPENDENT PROFESSIONAL ESTATE AGENTS

## 153 Main Street, Clifton Campville, Tamworth, Staffordshire, B79 0AX

# £148,000

Bill Tandy and Company, Lichfield, are delighted to offer for sale this Victorian mid terraced cottage located within the heart of the desirable village of Clifton Campville. The property itself has been updated by the present owner and offers a wealth of character and charm throughout. Clifton Campville is a small rural village located on the south east corner of Staffordshire and bordering Derbyshire, Leicestershire and Warwickshire and is ideal for commuter links with the nearby M42 and provides swift and easy access to Tamworth, Lichfield and further afield to Birmingham with the nearby M1 leading to Leicester and Nottingham and access to Nottingham East Midlands and Birmingham airports. The property falls within the desirable catchment area of St Andrew's primary school in the village and also secondary school catchment for Rawlett secondary school. The property comprises a front entrance door which opens into the sitting room with multi-fuel cast-iron burner, updated kitchen, one first floor double bedroom and updated bathroom. To the rear is a shared courtyard area with pedestrian access for bins and a low maintenance rear garden with summerhouse to rear with views beyond.



### LOUNGE

4.971m max x 3.80m max (16' 4" max x 12' 6" max) approached via a UPVC double glazed entrance door and having laminate flooring, stairs to first floor with under stairs storage recess, feature fireplace with tiled hearth and an exposed brick insert housing a multi-fuel stove, feature beamed ceiling and door to:

### RE-FITTED KITCHEN

3.58m x 2.03m (11' 9" x 6' 8") having tilt and opening double glazed rear door to garden, handless gloss units comprising base cupboards and drawers surmounted by wooden preparation work tops, inset stainless steel sink with drainer, inset Neff oven, recessed space ideal for microwave, recessed space ideal for fridge/freezer with pull-out cupboard and integrated AEG washing machine.

### FIRST FLOOR LANDING

having double glazed window to rear, loft access, store cupboard and doors to:

### BEDROOM ONE

3.85m x 2.40m (12' 8" x 7' 10") having double glazed window to front, useful built-in wardrobe, built-in corner wardrobe, chest of drawers, wall mounted storage, feature high ceiling, exposed cast-iron fireplace and radiator.

### RE-FITTED BATHROOM

2.37m max x 1.84m (7' 9" max x 6' 0") having obscure double glazed window to rear, chrome towel rail, modern suite comprising vanity unit with inset wash hand basin, low flush W.C., aqua-boarding surround and bath with shower appliance over with bi-fold shower screen and airing cupboard housing tank with shelving above.



### OUTSIDE

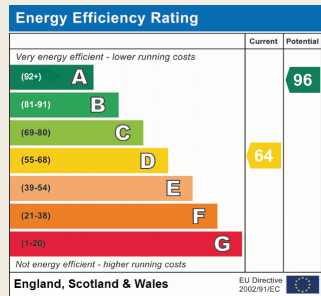
Set to the rear of the property is a shared courtyard with shared pedestrian access for neighbouring properties leading a gate which leads to the property's rear garden. Set beyond the garden is a low maintenance gravelled garden with entertaining areas, shrubs and hedging for screening and an additional patio space to the rear leading to the summerhouse with views set beyond.

### FURTHER INFORMATION/SUPPLIERS

Mains drainage- South Staffs Water. Electric and Gas supplier - SO Energy. T.V and Broadband - Sky. For broadband and mobile phone speeds and coverage, please refer to the website below:  
<https://checker.ofcom.org.uk/>

### COUNCIL TAX

Band A.



## TENURE

Our client advises us that the property is Freehold. Should you proceed with the purchase of the property these details must be verified by your solicitor.

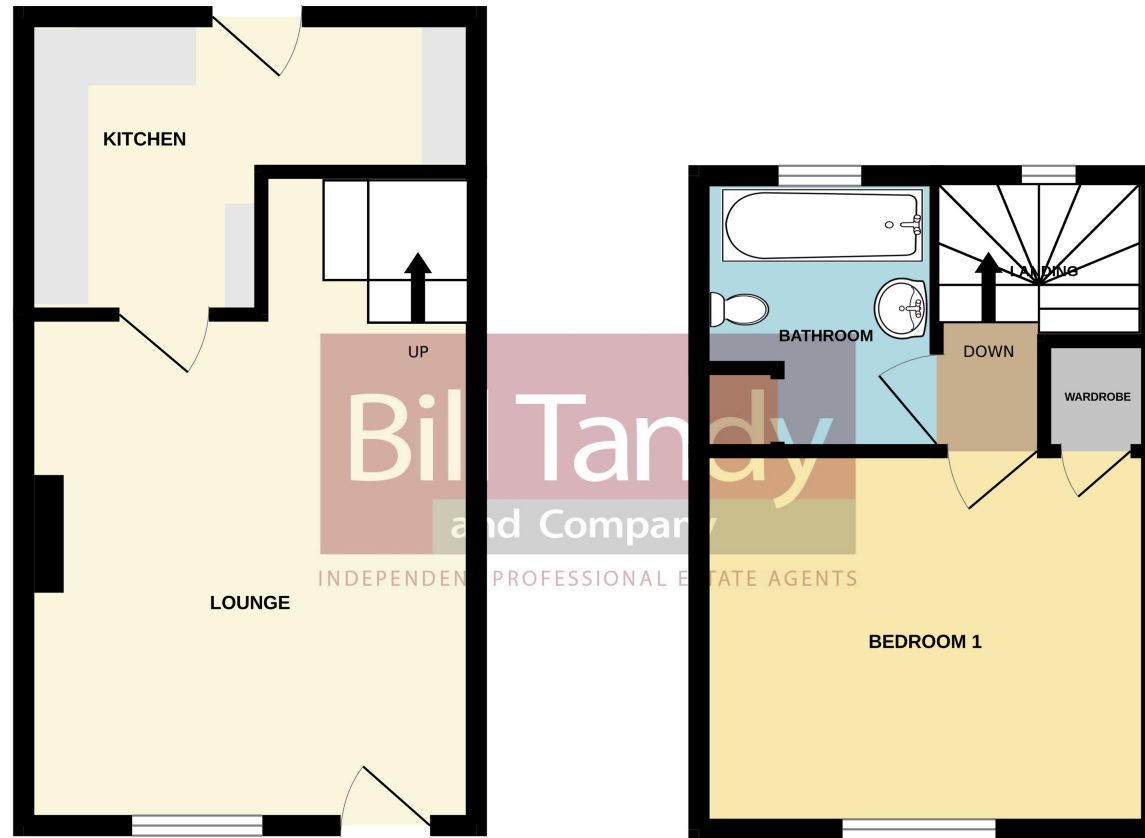
## VIEWING

By arrangement with the Selling Agents, Bill Tandy and Company, 3 Bore Street, Lichfield, Staffordshire, WS13 6LJ on 01543 419400 or lichfield@billtandy.co.uk

Whilst we endeavour to make our sales details accurate, if there is any point which is of importance to you, please contact the office, particularly if travelling some distance to view the property. Likewise the mention of any appliance and/or services does not imply that they are in full and efficient working order.

GROUND FLOOR

1ST FLOOR



153 MAIN STREET, CLIFTON CAMPVILLE, B79 0AX

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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