



11a Croft Close, Elford, Tamworth, Staffordshire, B79 9BU

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



# 11a Croft Close, Elford, Tamworth, Staffordshire, B79 9BU

## £595,000

Bill Tandy and Company, Lichfield, are delighted to offer the opportunity to acquire a substantial generously sized detached family home which has been superbly extended and improved by the current owner. Set on a commanding corner plot position this small and desirable cul de sac is situated in the heart of the village of Elford, located off The Beck. The property itself, which we strongly urge is viewed internally to be fully appreciated, provides a wealth of accommodation which briefly comprises reception hall, ground floor shower room, sitting room to rear with log burner, dining room, useful office, breakfast kitchen, laundry room, four first floor double bedrooms, one having a dressing area and en suite, and an updated bathroom. There is parking to the front, a double garage and gardens to the front and rear.



### LOCATION

Elford is an historic and sought after village setting within a short distance of the cathedral city of Lichfield, and the town of Tamworth. The village has facilities including The Crown public house, village hall, cricket and football clubs. There are childrens play areas and the Howard primary school. Croft Close is a desirable cul de sac located off The Beck and is within walking distance of the village facilities which also include St Peter's church and the renowned Elford Hall walled gardens. More comprehensive facilities can be found in Lichfield, and Tamworth which has the Ventura retail park, leisure facilities including the Snow Dome and Tamworth castle. There are rail stations in both towns giving access to London and Birmingham and nearby roads including the A38, A5 and M6 toll road give access to Midland commercial centres and beyond.

### CANOPY PORCH

having recessed downlighting and UPVC double glazed entrance door flanked with windows either wide opening to:

### 'L' SHAPED RECEPTION HALL

having oak wooden floor, two radiators, stairs to first floor with under stairs storage cupboard, door to garage, double glazed door to rear garden and further doors lead off to:

### SHOWER ROOM

having been superbly modernised with a modern suite comprising vanity unit with inset wash hand basin, low flush W.C. and shower enclosure with shower appliance over, full ceiling height tiled surround, tiled floor, radiator, spotlighting and loft access.

### SITTING ROOM

6.40m x 4.27m (21' 0" x 14' 0") having double glazed bow window to rear, further double glazed windows and door to rear garden, two radiators and a feature and focal point is the superb fireplace with cast-iron log burner set on a tiled hearth, marble surround with inset and mantel above.

### DINING ROOM

3.97m x 3.03m (13' 0" x 9' 11") having serving hatch to kitchen, large double glazed bow window to front, radiator and ceiling spotlighting.

### OFFICE

4.04m x 2.30m (13' 3" x 7' 7") located via double doors from the sitting room this useful office space has oak wooden floor, double glazed bow window to rear and radiator.



### BREAKFAST KITCHEN

4.00m x 3.91m max (2.96m min) (13' 1" x 12' 10" max 9'9" min) having large double glazed bow window overlooking the front garden, wooden floor, radiator, serving hatch to dining room, ceiling spotlighting, comprehensive range of base cupboards and drawers with round edge work tops above, matching wall cupboards, tiled splashback surround, glazed display cabinets, under-cupboard lighting, inset stainless steel one and a half bowl Franke sink with swan neck mixer tap, Hotpoint double oven and grill, four ring gas hob with extractor fan above and integrated appliances include dishwasher, fridge and freezer.

### LAUNDRY ROOM

2.33m x 2.03m (7' 8" x 6' 8") having double glazed window to rear, tiled floor, radiator, vanity unit with inset wash hand basin, spaces ideal for tumble dryer and washing machine and fitted cupboards.

### GOOD SIZED FIRST FLOOR LANDING

having loft access, radiator and airing cupboard housing the recently added and upgraded Potterton Gold hot water cylinder and slatted shelving. Doors lead off to:

### BEDROOM ONE

5.87m max x 4.26m max (19' 3" max x 14' 0" max) having double glazed windows to rear and side, two radiators, spotlighting and a dressing area with an abundance of fitted wardrobes with sliding mirrored doors. Door to:



### EN SUITE SHOWER ROOM

2.51m x 2.29m (8' 3" x 7' 6") having an obscure double glazed window to rear, chrome towel rail, modern white suite comprising wall mounted wash hand basin with full ceiling height tiled splashback surround, low flush W.C. and twin-ended Jetstream Whirlpool bath and shower cubicle with shower appliance over, tiled floor and ceiling spotlighting.

### BEDROOM TWO

4.06m x 3.09m (13' 4" x 10' 2") having double glazed window to front, radiator and two sets of fitted double wardrobes.

### BEDROOM THREE

3.79m x 3.12m (12' 5" x 10' 3") having double glazed window to rear, radiator and range of fitted bedroom furniture comprising two sets of double wardrobes and dressing table.

### BEDROOM FOUR

4.26m x 3.09m (14' 0" x 10' 2") having double glazed window to rear, radiator and two sets of fitted double wardrobes.

### BATHROOM

having obscure double glazed window to side, heated towel rail, modern white suite comprising vanity unit with inset wash hand basin, low flush W.C. and bath with shower appliance over, full ceiling height tiled surround, tiled floor and spotlighting.



### OUTSIDE

One of the distinct features of the property is its superb corner position located on this desirable cul de sac of Croft Close. The property is approached via a tarmac driveway with block paved border providing parking and leading to the double garage. There is a shaped lawned foregarden with flower bed and borders, mature trees, hedging and fencing. There is a generously sized and wide rear garden with paved patio areas, shaped lawn, well stocked borders, trees and conifers for screening, corner paved patio, oil tank and side gate to front.

### DOUBLE GARAGE

5.58m x 4.74m (18' 4" x 15' 7") approached via an electrically operated up and over entrance door and having door to rear garden, door to reception hall, light and power supply, base cupboard and work top with inset stainless steel one and a half bowl sink, Worcester oil fired boiler and loft access.

### COUNCIL TAX

Band E.

### FURTHER INFORMATION/SUPPLIERS

Mains drainage, water and electricity connected. No mains gas and oil fired heating. Broadband connected. For broadband and mobile phone speeds and coverage, please refer to the website below: <https://checker.ofcom.org.uk/>



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	66	76
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

### 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](mailto: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



11A CROFT CLOSE, ELFORD, B79 9BU

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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