



8 Tudor Rise, Clifton Campville, B79 0AZ

 Parker
Hall

Set on a private road in the rural village of Clifton Campville is this well presented detached family home, benefitting from well proportioned accommodation, four superb double bedrooms and wrap around south-west facing gardens. Having been upgraded in recent years, the property has received refit to the kitchen, cloakroom and en suite, new doors to the garage and entrance and landscaping to the outside space. The interiors comprise reception hall, sitting room, dining room, conservatory, refitted kitchen, utility and cloakroom to the ground floor, with four double bedrooms serviced by an en suite and family bathroom to the first floor. Outside, the generous plot is laid to parking, a single garage and wrap around gardens enjoying a south-west aspect and complete privacy. The property is serviced by oil fired central heating and full double glazing and enjoys a most idyllic

position within this desirable rural village location.

Clifton Campville is a popular Staffordshire village set within the scenic surroundings of the Mease Valley. The village has a thriving community with an 'Outstanding' Ofsted rated primary school, a beautiful church, The Green Man public house, a village hall which has recently been renovated and an outdoor nature area known as the Millennium Green with a children's play area, which lies just minutes walk from the property. Clifton Campville is well placed for travel along the M42 and A38 allowing access to the cities of Birmingham, Coventry, Derby and Nottingham, regional and national rail travel can be found at stations in both Tamworth and Lichfield and the International airports of Birmingham and East Midlands are also within an easy driving distance.



- Executive Detached Home
- Sought After Secluded Development
- Spacious Family Accommodation
- Two Reception Rooms & Conservatory
- Refitted Kitchen
- Utility & Cloakroom
- Four Double Bedrooms
- Master En Suite & Bathroom
- Single Garage & Parking
- Wrap Around Gardens
- Rural Location & Views to Front
- 'Outstanding' School Catchment

Reception Hall

Having stairs rising to the first floor, tiled flooring and doors into the **Kitchen** and:

Lounge 5.44 x 3.59m (approx 17'10 x 11'9)

A generous reception room having bay window to the front aspect and hidden wiring for a surround sound speaker system. Double doors open into:

Dining Room 3.6 x 3.02m (approx 11'9 x 9'10)

With a door to the **Kitchen** and sliding doors opening into:

Conservatory 4.12 x 2.66m (approx 13'6 x 8'8)

With tiled flooring, windows to three sides and double doors opening out to the gardens

Refitted Kitchen 5.58 x 2.86m (approx 18'3 x 9'4)

Having been refitted by the current vendors, the kitchen comprise a range of cream wall and base units with wood effect worktops over, housing inset composite sink with side drainer, space for a microwave and integral appliances including dishwasher, Bosch double oven and electric hob with extractor above. The kitchen has a window to the rear aspect, recently installed LED skylights, space for a dining table and chairs and tiled flooring. Doors open into the **Dining Room** and:

Utility 2.4 x 2.38m (approx 9'9 x 7'10)

Fitted with base and full height units housing spaces for a washing machine and American fridge freezer, with tiled flooring, a window to the rear and door to the rear

Cloakroom

Refitted with a white suite comprising wash basin set to vanity unit and WC, with tiled flooring and an obscured window to the front





Stairs rise from the **Reception Hall** to the **Landing**, Where there is access to a generous boarded loft which has lighting and Velux skylights. Doors open into:

Bedroom One 4.41 x 3.74m (approx 14'5 x 12'3)
A spacious bedroom having window to the front with countryside views, three double fitted wardrobes and a door into:

En Suite 2.86 x 1.43m (approx 9'4 x 4'8)
Comprising pedestal wash basin, WC, bidet and walk in shower, with an obscured window to the side, recently installed LED skylights, tiled flooring and tiled splash backs

Bedroom Two 4.29 x 3.63m (approx 14'1 x 11'10)
Another superb double room having window to



the front aspect and two double fitted wardrobes

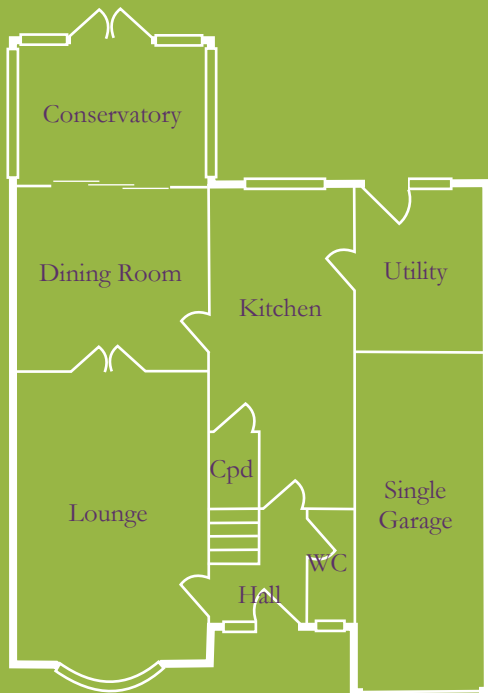
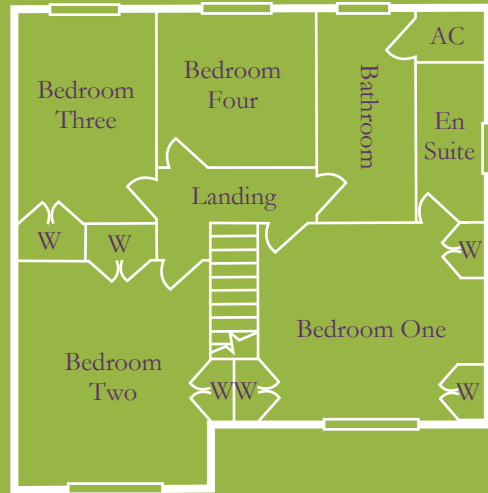
Bedroom Three 3.88 x 2.73m (approx 12'8 x 8'11)
Having a window to the rear and a double fitted wardrobe

Bedroom Four 2.94 x 2.91m (approx 9'7 x 9'6)
A fourth double bedroom having window to the

rear aspect

Bathroom 3.97 x 1.65m (approx 13'0 x 5'5)
A spacious bathroom comprising pedestal wash basin, WC and double ended bathtub, with half tiling to walls, an obscured window to the rear and a heated towel rail. A door opens to a large **Airing Cupboard**





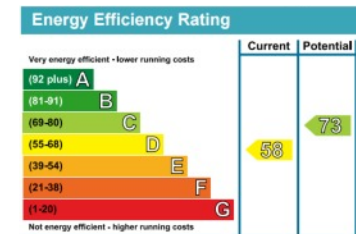
Outside

The property lies on the secluded Tudor Rise, a development set in the heart of the village home to a handful of similar executive homes. There is parking to a driveway at the front aspect as well as access into:

Single Garage 6.65 x 2.4m (approx 21'9 x 7'10)
 Having power, lighting and manual double doors to the front aspect

Landscaped Gardens

The wrap around garden extend to a generous size and have been landscaped to formal front and rear lawns and a kitchen garden. To the rear is a paved terrace and a low wall which rises to the lawns which are edged with mature foliage. the garden enjoys complete privacy and steps rise to an elevated seating area to the top. To the side of the property is access into a useful **Garden Store** 5.25 x 1.5m (approx 17'2 x 4'10) having doors to both the front and rear aspects, and pathways lead up to a vegetable and herb garden where there are raised beds and another elevated seating area



General note: Whilst we endeavour to make our sales details accurate and reliable, if there is any point, which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

Measurements: Please note that our room sizes are now quoted in metres on a wall-to-wall basis. The imperial equivalent is only intended as an approximate guide for those of our applicants who may not yet be fully conversant with the metric measurements.

Consumer Protection Regulations: Any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars, we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor.

Due to a change in legislation from 1st March 2004 we are required to check the identification of vendors before proceeding to market any property, and purchasers on acceptance of an offer and before we can instruct solicitors to proceed. This is a legal requirement and applies to all Estate Agents.