



Cliff Hall Lane, Cliff, Tamworth

Guide Price £389,950

- *No Chain*
- Walking Distance To The Malt House Pub & Cliff Lakes
- Wrap-Around Garden With Plants, Lawn & Hedgerow Boundaries
- Council Tax Band F
- Detached Dormer Bungalow On Cliff Hall Lane
- In Need Of Modernisation With Scope To Extend
- External CCTV Fitted With A Monitor In House
- Amenities Include Local Shops, A Primary School And Parks
- Includes 2 Reception Rooms, 4 Bedrooms & 2 Bathrooms
- EPC Rating F

Cartref Cliff Hall Lane, Tamworth B78 2DR

Sold With No Upward Chain

Calders Residential are pleased to present this stunning detached dormer bungalow located on Cliff Hall Lane in the picturesque hamlet of Cliff, Tamworth. Cliff offers amenities such as local shops, a primary school, and parks. The hamlet is well-connected by public transport to other nearby villages such as Kingsbury and features community spaces, enhancing local engagement and activities. Within walking distance is The Malt House Pub as well as Cliff Lakes.

This property is in need of modernisation throughout but boasts plenty of potential throughout, there is also the scope to extend subject to correct planning permissions. The property includes 2 reception rooms, 4 spacious bedrooms spread over the two floors, two bathrooms and the kitchen.

Spanning across 1,792 sq ft, this home offers ample space for comfortable living. The property also includes parking for up to 2 vehicles which leads to an integral garage.

Outside, there is a wrap around garden which features various plants/shrubs, lawn space and hedgerow boundaries providing privacy. There is a pedestrian gate directly into the gardens from Tamworth Road.



Council Tax Band: F







Total area: approx. 166.5 sq. metres (1791.8 sq. feet)

Where 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 of any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

Plan produced using PlanUp.

F



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		78
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	24	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		