

HINTS CROFT
HINTS
TAMWORTH
B78 3DP


ASTON KNOWLES
CHARTERED SURVEYORS AND ESTATE AGENTS



ACCOMMODATION

From the grand entrance to the serene outdoor spaces, this 4-bed detached property epitomises modern luxury living, offering a harmonious blend of style, comfort, and functionality for discerning homeowners.

ACCOMMODATION

Ground Floor:

Entrance hallway

Snug

Sunroom

Guest WC

Kitchen/living/dining room

Utility room

First Floor:

Landing

Four bedrooms

Four ensuites

Garden and Grounds:

Driveway with ample parking

Laid to lawn rear garden with patio area

Approximate Gross Internal Area: 2,191 Sq Ft (204 Sq M)

EPC Rating: F



These particulars are intended only as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page of the text.

Situation

The property is in within close proximity of Kingsbury village, which boasts a selection of shops, cafes, and pubs, providing opportunities for residents to shop locally and enjoy the village's welcoming atmosphere. Additionally, Kingsbury Water Park, with its sprawling lakes, woodlands, and wildlife habitats, offers endless opportunities for outdoor recreation, including walking, cycling, and birdwatching.

Families with children will appreciate the proximity to several well-regarded schools, including Kingsbury School and Birchwood Primary School. Purchasers are advised to check with the Council for up-to-date information on school catchment areas.

Transport links are excellent, with easy access to major roadways such as the A4097 and M42, as well as nearby train stations providing connections to Birmingham city centre and beyond.

Description of Property

As you step into the property, you're greeted by a spacious open hallway, bathed in natural light streaming through the large surrounding windows, imparting a sense of modern luxury. The hallway boasts elegant features, such as striking LED lighting adorning the staircase, elevating the space's ambiance. This grand entrance sets the tone for the rest of the home.

Adjacent to the entrance, a convenient guest WC with a sink awaits, providing practicality and ease for residents and guests alike. The sunroom, extending elegantly around the corner, offers a serene space flooded with light, perfect for summer days or enjoying panoramic views of the surrounding landscape. Sliding patio doors lead out to the rear garden, enhancing the indoor-outdoor flow.

Through double doors lies the heart of the home - the open-plan kitchen/living/dining area. Designed for family gatherings and entertaining guests, this expansive space exudes a contemporary charm with its sleek design and abundant natural light. The kitchen features stylish grey cabinetry, complemented by light countertops, offering ample storage and workspace for culinary endeavours. A spacious island serves as a focal point for casual dining and socialising, while the adjoining living area boasts a built-in media wall and electric fireplace, creating a cosy ambiance.

A snug, located off the living area, offers versatility as a home

office, sitting room, or playroom to suit the occupants' needs, providing additional space for work or leisure activities.

Conveniently situated off the kitchen space is the utility room. Matching the kitchen's aesthetics, the utility room offers laundry facilities and additional storage, while providing easy access to the side of the property for added convenience.

Ascending to the first-floor landing, which doubles as a balcony overlooking the ground floor, reveals four generously sized bedrooms, each meticulously designed to offer comfort. Bathed in natural light and featuring modern fixtures and fittings, these bedrooms provide a peaceful retreat for rest and relaxation.

Each bedroom boasts its own ensuite bathroom, complete with a walk-in shower, sink, and WC, ensuring privacy and convenience for all occupants. The principal bedroom offers the added luxury of a bathtub.

Gardens and Grounds

As you approach the property, you'll find a spacious driveway providing ample parking space for vehicles, ensuring convenience for residents.

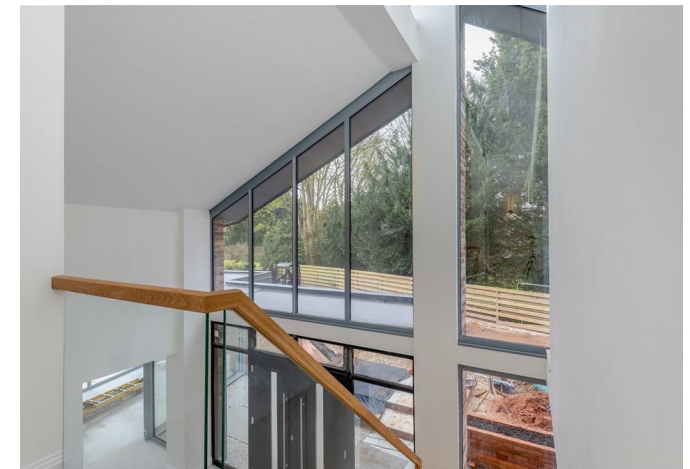
The rear garden, predominantly laid to lawn, offers a tranquil retreat, enclosed by fencing for added privacy. With plenty of space for outdoor activities, it provides the perfect setting for relaxation and enjoyment. Additionally, a patio area awaits, inviting residents to indulge in alfresco dining and social gatherings with friends and family.

Directions from Aston Knowles

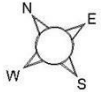
From the agents' High Street office, turn right onto High St/A5217, turn right onto Tamworth Rd/A453, at the roundabout take the 2nd exit and stay on A453, turn left onto Hints Rd/B5404, at the roundabout take the 1st exit onto Roman Rd, continue onto Watling St, turn left onto School Ln, turn right to stay on School Ln, keep right to stay on School Ln and the property will be on your right.

Distances

Sutton Coldfield - 7.4 miles
Kingsbury Village - 7.7 miles
Lichfield - 5.6 miles
Birmingham - 16.2 miles
Birmingham International/NEC - 17.2 miles
M6 - 12.2 miles
M6 Toll - 12.8 miles



Hints Croft, Hints, Tamworth
 Approximate Gross Internal Area
 2191 Sq Ft/204 Sq M



(Distances approximate)

Terms

Tenure: Freehold
 Local Authority: Lichfield Council
 Tax Band: H
 Broadband average area speed: 150 Mbps

All viewings are strictly by prior appointment with agents Aston Knowles 0121 362 7878.

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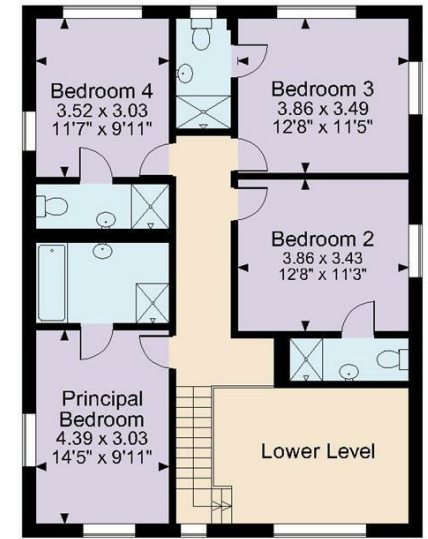
Services

We understand that mains water, gas and electricity are connected.

Disclaimer

Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point which is of particular interest to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. Photographs are reproduced for general information, and it cannot be inferred that any item shown is included in the sale.

Photographs taken: April 2024
 Particulars prepared: April 2024



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-101) A			
(81-91) B			
(69-80) C			69
(55-68) D			
(39-54) E		37	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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