

SUNRISE PACKINGTON LANE  
HOPWAS  
TAMWORTH  
B78 3AY

  
ASTON KNOWLES  
CHARTERED SURVEYORS AND ESTATE AGENTS





## ACCOMMODATION

Nestled in the locale of Hopwas, Tamworth, this exquisite six-bedroom detached property offers an exceptional living experience. The home is enhanced by a Sonos system throughout.

### ACCOMODATION

Ground Floor:

Entrance hall  
Guest WC  
Drawing room  
Dining room  
Study  
Utility room  
Kitchen

First Floor:

Landing  
Four bedrooms (two with balconies)  
Two ensembles  
Family bathroom

Second Floor:

Landing  
Two further bedrooms  
Ensuite

Garden and Grounds:

Landscaped rear garden with patio area  
Shed to rear garden  
Tarmac drive with ample parking and patio area

Approximate Gross Internal Area: 2,510 Sq Ft (233 Sq M)

EPC Rating - C

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

'Sunrise' on Packington Lane is located in the sought-after village of Hopwas between Tamworth and Lichfield which includes two public houses. Trains run to London Euston from Tamworth and Lichfield Trent Valley. One of the many advantages of the area is its location for fast connections to the A5, A38, M6 Toll, M6 and M42.

Tamworth provides excellent shopping facilities at Ventura Park with several large superstores and a John Lewis Home store. There is further shopping in Tamworth town centre, Lichfield and Sutton Coldfield.

Independent schools in the area include Highclare School, Lichfield Cathedral School, Twycross House School, The Dixie Grammar School and Abbots Bromley School for girls. There are primary, middle and secondary schools in Tamworth. Purchasers are advised to check with the Council for up-to-date information on school catchment areas.

## Description

The entrance hall is a spacious and inviting space that sets the tone for this beautiful home. The elegant design features a blend of classic and contemporary elements, creating a warm and welcoming atmosphere. The study is located immediately ahead, perfect for a quiet reading space, with the guest WC to the right for convenience. The home is enhanced by a Sonos system throughout, providing a seamless and luxurious lifestyle for its occupants.

The spacious drawing room to the left provides a perfect blend of style and comfort. This stunning space features a large window at the front, flooding the room with natural light and offering delightful views of the landscape. The focal point of the room is the beautiful herringbone-style floor, adding a touch of sophistication and timeless appeal. French doors at the rear and front open seamlessly to the front and rear gardens, creating a harmonious indoor-outdoor living experience.

The kitchen/breakfast area is well-equipped with a fridge-freezer, dishwasher, ample preparation surfaces, induction hob, extractor fan, and elevated oven and grill, making it an ideal spot for informal meals. The neutral tones of the units and work surfaces add to the room's brightness. It features a large island with ample seating and workspace for meal prep, complete with a waterfall worktop for a seamless look.

Next to the kitchen is the utility room, which houses the washing machine and tumble dryer and provides access to the outside of the property. There is also fitted cabinetry for extra storage needs.

The dining room, with views to the front, provides a space for more formal family dinners. It currently houses an eight-seater dining table and has French doors at the front that open up to the front garden.

Moving up to the first-floor landing, this airy and bright space gives access to the four bedrooms located on this floor and the family bathroom, as well as stairs that lead up to the second floor.

The family bathroom is stunning, with half-tiled walls and flooring. Neutral and warm tones make it a relaxing space with a white suite, including a soaker tub, WC, sink, and a large walk-in shower.

Bedroom 1 and Bedroom 2 are located on the right, and both feature their own ensuite with a shower, WC, and sink. Bedroom 1 also has a soaker tub and a balcony, accessible via French doors overlooking the front garden. Both rooms have fitted furniture for storage needs and provide views of either the front or rear garden.

Bedroom 3 and Bedroom 4 are located on the left, again offering views of either the front or rear garden with ample space for occupants. Bedroom 3 benefits from having fitted furniture for storage needs as well as a balcony, overlooking the front garden via French doors.

Up to the second floor, you will find the landing space with a skylight and access to two further double bedrooms, both with fitted furniture and skylights for natural light. Bedroom 5 has the benefit of an ensuite with a bathtub, WC, and sink.

## Gardens & Grounds

As you approach the property, you come to a tarmac driveway that leads up to the house, offering ample space for parking several cars. Privacy is provided by hedging on the right and fencing to the left, next to a well-maintained lawn area. Approaching the front door up the stairs, there is a beautiful patio area perfect for alfresco dining in the front garden. Side access to the rear garden is also available for convenience.

Moving to the rear garden, the back of the garden features a large hedge with mature trees for ultimate privacy and seclusion, which continues down the right side of the garden with beautiful plants and shrubbery. There is a shed at the rear of the garden, along with ample, well-maintained lawn space for various activities. The patio area blends seamlessly from the front of the property, providing the perfect place for dining with family and friends.

## Directions from Aston Knowles

From the agents' office, turn right onto High Street/A5127, turn right onto Tamworth Rd/A453, at the roundabout take the 2nd exit and stay on A453, at the roundabout take the exit onto Plantation Ln/B5404, turn left onto Hopwas Hill/A51, turn left onto Packington Ln and the property will be on your right.

## Distances

Tamworth Train Station - 2.0 miles  
Lichfield City Train Station - 7.0 miles  
Lichfield - 9.0 miles  
Birmingham - 15.0 miles  
Birmingham International/NEC - 17.0 miles  
East Midlands Airport - 24.0 miles  
M6 Toll - 4.0 miles  
M6 - 8.0 miles  
M42 - 3.0 miles

(Distances approximate)

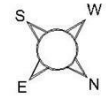
## Terms

Tenure: Freehold  
Local Authority: Lichfield District Council  
Tax Band: F

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



**Sunrise, Packington Lane, Hopwas, Tamworth**  
**Approximate Gross Internal Area**  
**2510 Sq Ft/233 Sq M**  
**Balcony external area = 57 Sq Ft/5 Sq M**



**FIXTURES & FITTINGS:** These particulars are intended only as a guide and must not be relied upon as statements of fact.

**Services**

We understand that mains water, drainage, electricity, and gas 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: June 2024  
 Particulars prepared: June 2024



**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**  
 The position & size of doors, windows, appliances and other features are approximate only.  
 ☐ Denotes restricted head height  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		74	79
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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