

Lichfield Road

Hopwas, Tamworth, B78 3AF

John German



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Offers Over £400,000

An attractive and vastly improved Edwardian family home located in the ever-popular village of Hopwas.



This attractive three-bedroom Edwardian family home was built in 1910 and has been vastly improved and modernised by the current owners and enjoys an excellent position within the highly sought after village of Hopwas, just outside of Tamworth. This highly sought after location benefits from being within proximity to several major motorway and railway links to major cities, beautiful walks along the canals and a short distance from Hopwas Woods. The nearby cathedral city of Lichfield boasts a range of boutique shops, a Michelin star restaurant, cosy cafés, markets, pubs and bars. There are two railway stations in Lichfield providing services to Bromsgrove, Birmingham, London Euston and many more destinations. Nearby road links include the A51, A38 and M6 Toll Road. For local schooling this property falls into the catchment area for Thomas Barnes Primary School situated in the village of Hopwas itself and was awarded outstanding in its latest Ofsted report, and for secondary education its The Rawlett School in Tamworth.

The property itself is set behind a full width block paved driveway providing off road parking for two/three vehicles along with access to side double gates which lead to the converted garage. Internally the property has a newly fitted composite entrance door opening into the impressive entrance hallway with Minton tiled flooring, feature cast iron style radiator, stairs with carpeted runner rising to the first-floor landing and a door leading into the dining room. The inviting dining is the first of two reception rooms and has a uPVC double glazed window to the rear aspect, chimney breast housing the log burner, wooden effect flooring. There are openings at both ends of the room - one into the kitchen and one into the living room. The cosy living room has a uPVC double glazed bay window to the front aspect, chimney breast housing the log burning stove, ceiling light point and wooden effect flooring. The beautifully appointed breakfast kitchen has an extensive range of two-tone wall and base units with quartz work surfaces over, an inset Belfast sink, space for a range-style cooker and various integrated appliances. There is a useful understairs storage cupboard currently utilised as a pantry, breakfast bar area and uPVC double glazed French doors open out to the rear garden. Leading off is a guest's cloakroom/WC.

Upstairs there are three bedrooms and the modern family bathroom. The generously sized master bedroom is located at the front of the property with carpeted flooring, a range of fitted wardrobes and two uPVC double glazed windows to the front aspect. Bedroom two is a further generous double room with uPVC double glazed window to the rear aspect and carpeted flooring. Bedroom three is a small single bedroom which a fantastic versatile space and could be utilised as a home office/study or even dressing room. The refitted contemporary family bathroom comprises of bath with rainfall shower over, tiled surround and recessed shelf, low level WC, wash hand basin with tiled splashback and an obscured uPVC double glazed window to the side aspect.

To the rear of the property is well maintained garden with a covered paved patio seating area ideal for entertaining family and friends continuing around to a side garden through a gate providing a further seating area plus a variety of plants, trees and shrubs. The remainder of the garden is slightly tiered having a further paved seating area leading to the bottom of the garden which has raised vegetable planters and the old pig shed currently used as a log store. The converted garage has a small garage store to the front, along with a side access door from the garage leading into the utility room with space and plumbing for a washing machine, along with a sink and various kitchen units. A door leads into the office space along with a shower room.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Traditional

Parking: Drive

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains gas

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: Fibre See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

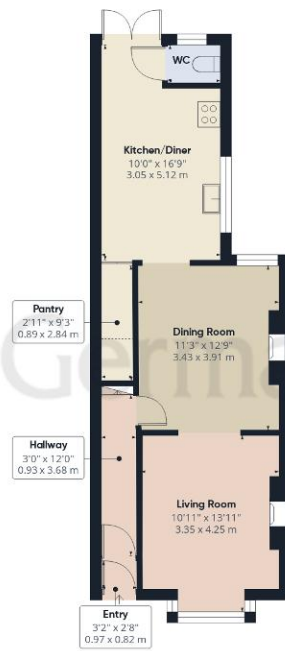
Local Authority/Tax Band: Lichfield District Council / Tax Band C

Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/23062025







Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

1186 ft²

110.1 m²

Reduced headroom

9 ft²

0.9 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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Agents' Notes

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Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		62 D	78 C

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