



## Nursery Lane, Hopwas, Tamworth

Offers In Excess Of £380,000

- Offers In Excess Of £380,000
- Hopwas Offers Pub, Primary School, And Church
- Requires TLC Throughout, Plenty Of Potential
- Three Bedrooms On First Floor; Two Doubles, One Single
- Freehold - EPC Rating TBC
- Semi-Detached House In Countryside Location Of Hopwas
- Scenic Walking Trails, Parks, Community Events In Village
- Spacious Lounge/Dining Room, Kitchen, Ground Floor Shower Room/WC
- Off-Street Parking, Detached Garage, Garden With Field Views
- Council Tax Band C



# 23 Nursery Lane, Tamworth B78 3AS

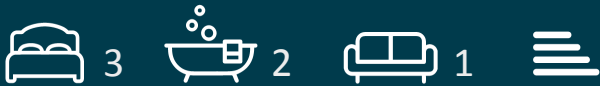
\*Sold To The Market With No Chain\*

Calders Residential are pleased to present this semi-detached house situated in the beautiful countryside location of Hopwas, Tamworth. Hopwas offers amenities including a local pub, primary school, and church. The village features scenic walking trails, parks, and community events, fostering a close-knit and vibrant community atmosphere.

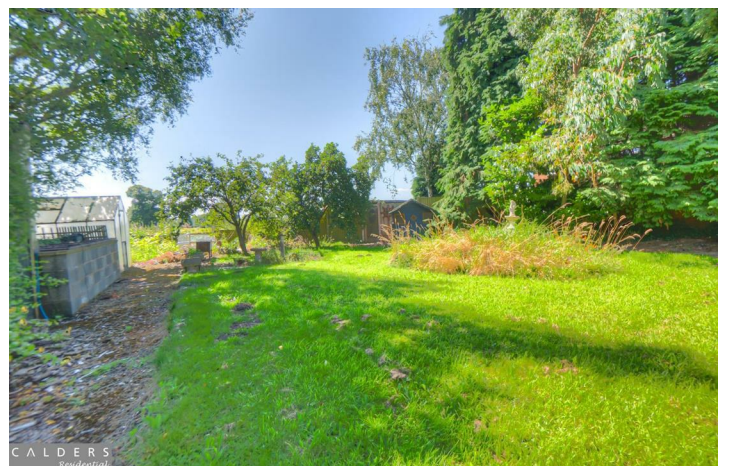
The property does require some TLC throughout but boasts plenty of potential and sits on a larger than average, generous plot. In brief, the property comprises of a spacious lounge/dining room, kitchen and a ground floor shower room/WC.

To the first floor there are three bedrooms; two doubles and a generous single. The bedrooms are complemented by a further shower room/WC.

Outside, there is off-street parking for multiple cars. The driveway space leads to a detached single garage whilst the garden boasts various plants/shrubs, lawn and views over the local fields.



Council Tax Band: C



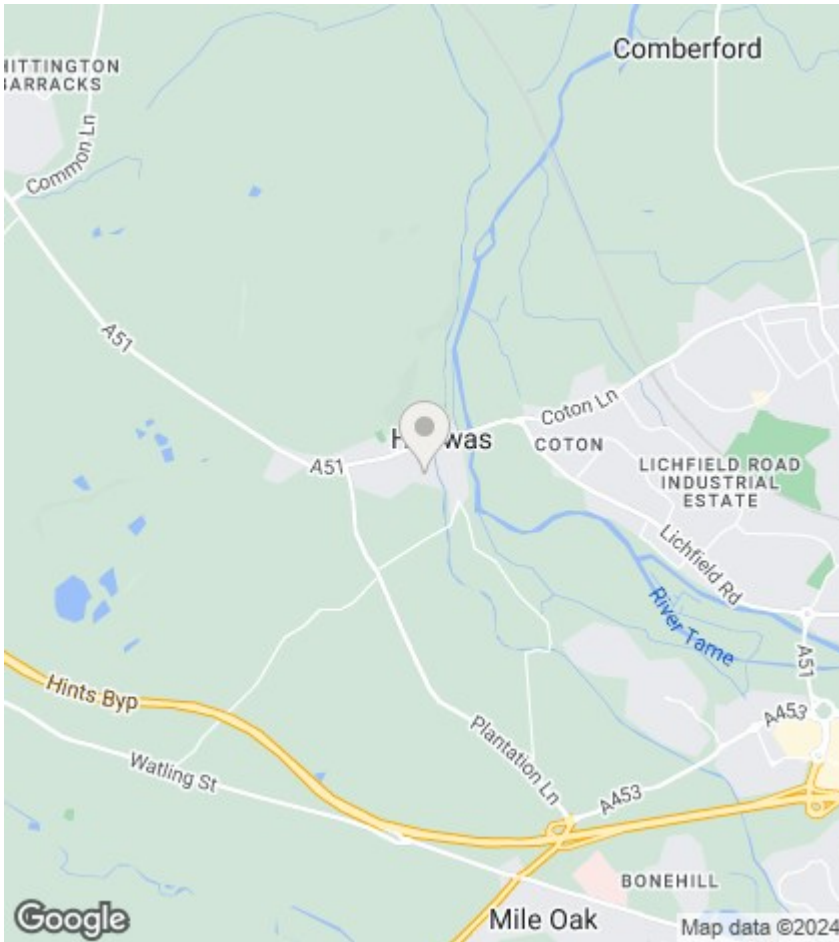




CALDEYS

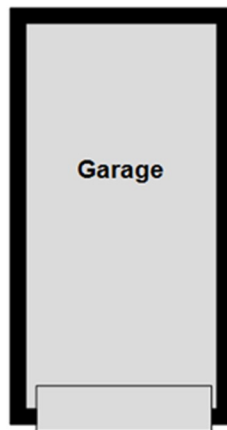
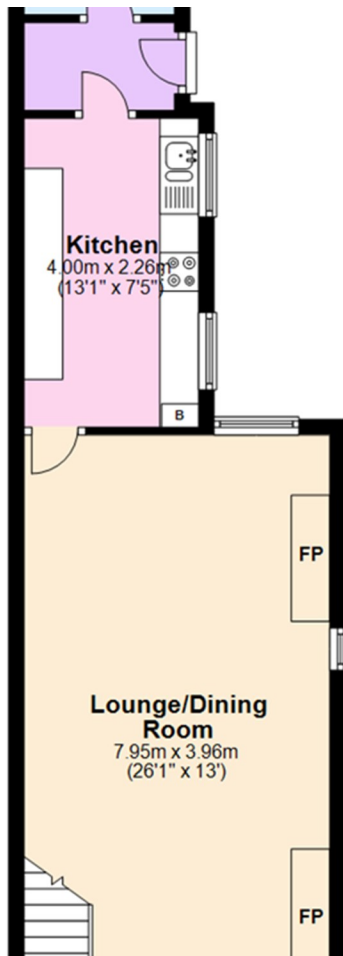






EPC Rating: TBC

| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) <b>A</b>                          |  |                         |           |
| (81-91) <b>B</b>                            |  |                         |           |
| (69-80) <b>C</b>                            |  |                         |           |
| (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 |           |



**First Floor**  
Approx. 40.7 sq. metres (438.6 sq. feet)

