



## Nursery Lane, Hopwas, Tamworth

**Price £360,000**

- 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 E
- 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.



3



2



1



E

Council Tax Band: C











EPC Rating: TBC  
E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D		
(39-54) E	51	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

