



Kafue Lodge, Hopwas Hill, Hopwas, Staffordshire, B78 3AQ

HOWKINS &
HARRISON

Kafue Lodge, Hopwas Hill,
Hopwas,
Staffordshire, B78 3AQ

Guide Price: £795,000

An impressive four bedroom detached property situated within a sought after residential location on Hopwas Hill, backing onto woodland. The property offers plenty of space with over 1800sqft of internal accommodation, in brief comprising; porch, entrance hallway, cloakroom WC, 16ft sitting room opening into a separate dining room with conservatory off to the rear. To the rear is a generous size kitchen/breakfast room and adjoining utility room. To the first floor there are four double bedrooms, three with ample storage, an en-suite shower room to bedroom one and finally a family bathroom.

Boasting an excellent frontage with extensive driveway leading to a double garage and lawned front garden and to the rear is delightful non overlooked rear garden.

An early internal viewing is strongly recommended



Location

The village of Hopwas is well served, both the Coventry Canal and the River Tame run adjacent to it. Within the village you will find a church, village hall, public houses, restaurants and the Thomas Barnes primary school. There are a further wide variety of state and private schooling within Tamworth, Sutton and Lichfield areas, Nearby you will find Hopwas Woods and Whittington Heath Golf Course.

Tamworth is only 2.5 miles distant with a mainline railway station to London and Birmingham New Street and the town has a wide variety of shops and leisure facilities.



Accommodation Details - Ground Floor

The front doors open into an entrance porch with door into the spacious hallway which has a staircase rising to the first floor, door into the integral garage, and a cloakroom WC. Off to the left is a bright and spacious sitting room with double glazed window to the front elevation, feature fireplace with an Adam's style surround and mantle above and double opening doors leading through to a separate dining room. From here double glazed patio doors open into the double glazed conservatory with windows overlooking the rear gardens and French doors leading onto the patio. To the rear is a generous size kitchen/breakfast room having a comprehensive range of eye level and base units, ample granite preparation surfaces, integrated appliances, inset ceiling lighting and a double glazed window overlooking the rear garden. There is a useful utility room with range of wall and base units and a door to rear access.

First Floor

The staircase rises to the first floor landing with doors leading off to; four excellent size bedrooms, the main bedroom having a double glazed window to the front elevation, a range of fitted wardrobes and access to an en-suite shower room with thermostat controlled shower with shower screen, vanity wash hand basin with mirror and light above, low flush WC, tiled wall surround and inset ceiling lighting. Bedrooms two and three also have fitted wardrobes/furniture. The family bathroom comprises a panel enclosed bath low flush WC, tiled shower cubicle with multi jet shower and tiled wall surround.





Outside

Externally to the front of the property there is a large driveway providing ample off road parking leading an integral double garage. There is a well presented lawned front garden and to the rear, a landscaped garden backing onto woodland which is mainly laid to lawn with mature borders, a paved patio, garden shed and green house.



Features

- An impressive detached family home
- Sought after residential location
- Sitting room, dining room and conservatory
- Breakfast kitchen, utility room and WC
- Four excellent size bedrooms
- En-suite shower room & family bathroom
- Delightful front and rear gardens
- Driveway, and double garage
- Backing onto woodland
- Excellent location for commuters





Viewing Arrangements

Strictly by prior appointment via the agents Howkins & Harrison on 01827 718021 Option 1

Fixtures and Fittings

Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

Services

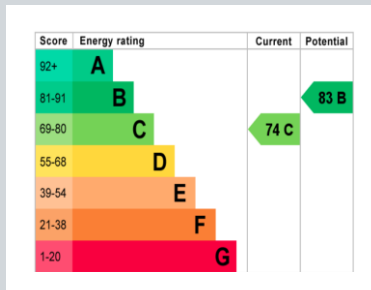
None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

Local Authority

Lichfield District Council - Tel:01543-308 000

Council Tax

Band - G



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Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.



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