



Woodlands Close

Hopwas, Tamworth, B78 3DU

Offers In Region Of £1,100,000

Property Features

- Stunning detached family home in a private cul-de-sac off Plantation Lane, Hopwas
- Welcoming entrance hallway with intercom entry
- Spacious lounge, family room, cinema room, and dining room
- Modern kitchen with island, breakfast bar, and appliances
- Conservatory with heated swimming pool
- Master bedroom with countryside views, dressing room, and luxury en-suite
- Three further large bedrooms, two with en-suites, one with Jack and Jill shower room
- Beautiful rear garden with Tiki bar, BBQ area, and tropical landscaping
- Detached double garage with power, lighting, storage, and plumbing for appliances
- Secure electric gate, large brick-paved driveway, and ample parking space

Full Description

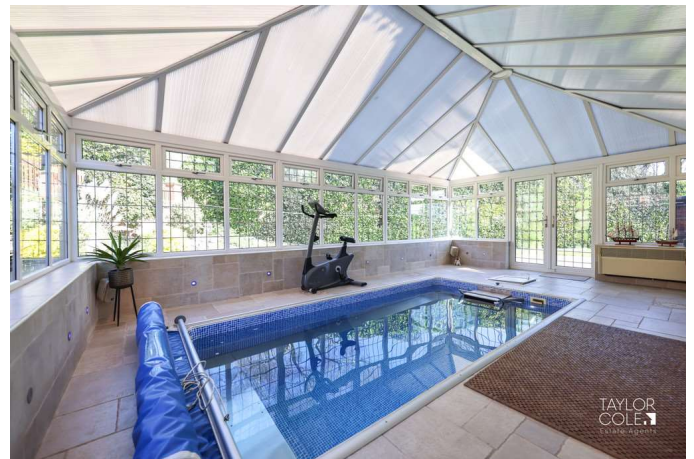
An exceptional opportunity to acquire a stunning detached family home, set within a highly sought-after and private cul-de-sac just off Plantation Lane, Hopwas. This property combines luxurious living with spaciousness, offering an array of impressive rooms, both inside and out, with captivating views of the surrounding countryside.

THE FORE

The property is accessed via a secure electric wrought iron double gate, leading to a large, beautifully landscaped brick-paved driveway, offering ample parking for several vehicles. The front garden features raised flowerbeds, with gated access to the rear garden. Security lighting and external power points further enhance the convenience and safety of the entrance, while the double garage is easily accessible.

GROUND FLOOR

Upon entering, you are greeted by a welcoming entrance hallway with stairs leading to the first floor. The hallway offers a range of features, including double-glazed windows, radiators, intercom entry, and built-in Sonos surround sound speakers. On the ground floor, you will find a well-sized guest cloakroom, a family room/study, and a striking modern kitchen with island and breakfast bar. The kitchen connects to a spacious dining room through an open archway, leading to a large lounge, a cinema room, and a luxurious conservatory housing a heated swimming pool and gym area. The swimming pool area boasts ample natural light and access to the outdoors. The family room and lounge are designed to offer a relaxing ambiance with views over the rear garden.



LIVING ROOM

14' 10" x 20' 6" (4.52m x 6.25m)

DINING ROOM

12' 8" x 17' 11" (3.86m x 5.46m)

KITCHEN AREA

13' 4" x 18' 11" (4.06m x 5.77m)

FAMILY ROOM

12' 3" x 12' 9" (3.73m x 3.89m)

GUEST CLOAKROOM

CINEMA ROOM

13' 5" x 17' 7" (4.09m x 5.36m)

SWIMMING POOL

16' 00" x 24' 6" (4.88m x 7.47m)

FIRST FLOOR

The impressive grand landing leads to four generous bedrooms. The master suite features spectacular countryside views, a dressing area, and a luxurious en-suite bathroom with both a bath and a separate shower cubicle. Bedrooms two and three each offer en-suite bathrooms, while bedroom four benefits from access to the Jack and Jill shower room, shared with bedroom three. All bedrooms have built-in wardrobes, ample storage, and additional space for personal touches. The landing also provides access to an airing cupboard, loft space, and convenient telephone points.

BEDROOM ONE

15' 7" x 26' 5" (4.75m x 8.05m)

BEDROOM ONE EN-SUITE

12' 2" x 13' 4" (3.71m x 4.06m)

BEDROOM TWO

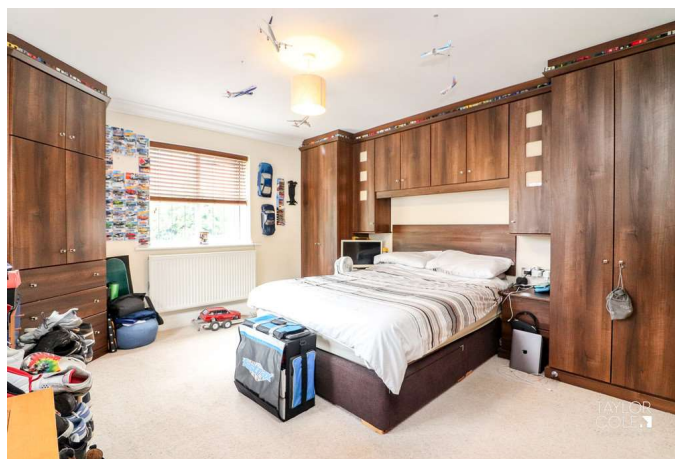
12' 9" x 18' 3" (3.89m x 5.56m)

BEDROOM TWO EN-SUITE

12' 2" x 13' 4" (3.71m x 4.06m)

BEDROOM THREE

13' 1" x 13' 5" (3.99m x 4.09m)



BEDROOM FOUR
12' 1" x 13' 6" (3.68m x 4.11m)

'JACK & JILL' SHOWER ROOM

THE REAR

The rear garden offers a stunning, almost wrap-around space, designed for relaxation and entertaining. It includes a Tiki bar hut with power and lighting, a BBQ area, and private spaces with a shed and bin storage. The garden is primarily laid to lawn with mature palm trees and various shrubs, creating a tropical feel. Multiple patio areas, including a large brick-paved one and a further decked space, provide ample room for outdoor dining and socializing. Two external taps, security lights, and complete privacy make this a truly exceptional outdoor living area with beautiful rural views.

DOUBLE GARAGE

A detached double garage boasting power and lighting, two up and over electric doors, lots of storage to ceiling area, plenty of room for lots of fridge freezers/chest freezers, heating, tv point, stainless steel sink drainer, base units, plumbing for washing machine and tumble drier.

ANTI MONEY LAUNDERING

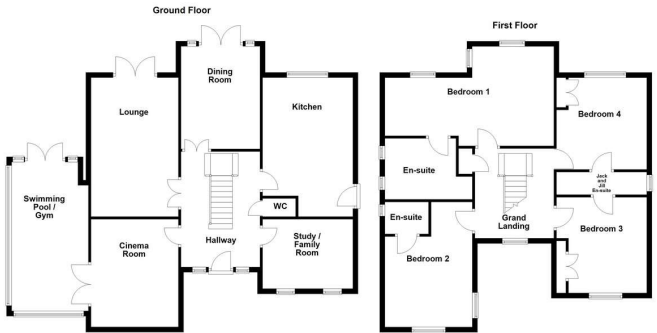
In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the Taylor Cole Estate Agents once an offer has been submitted and accepted (subject to contract) prior to Solicitors being instructed.

VIEWING

We have been advised that this property is freehold, however, prospective buyers are advised to verify the position with their solicitor / legal representative.

TENURE

By prior appointment with Taylor Cole Estate Agents on the contact number provided.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements