

# HUNTERS®

HERE TO GET *you* THERE



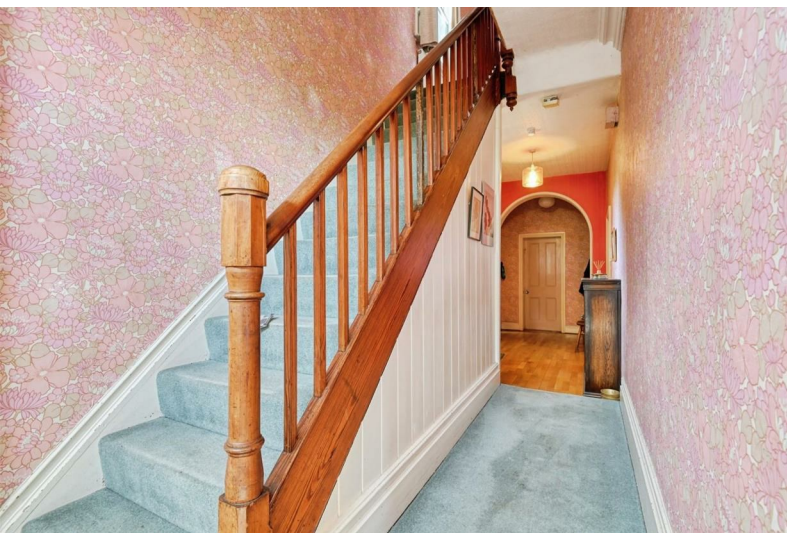
## Hints Road

Hopwas, Tamworth, B78 3AB

Asking Price £595,000



Council Tax: G





# The Hollies, 3 Hints Road

Hopwas, Tamworth, B78 3AB

Asking Price £595,000



## Frontage

In and out driveway, private and enclosed

## Entrance hallway

Carpeted, with original Victorian tiled flooring beneath, stairs to first floor, radiator, ceiling light

## Sitting Room

16'3" x 13' (4.95m x 3.96m)

Carpeted flooring, sash windows to front and side with original Victorian shutters, ceiling light, power points, radiator

## Lounge

16'3" x 13'1" (4.95m x 3.99m)

Carpeted flooring, sash windows to front and side with original Victorian shutters, open fire, ceiling light, power points, radiator

## Dining Room

13'9" x 13'1" (4.19m x 3.99m)

Carpeted flooring, sash window to side with original shutters and built-in cupboards, ceiling light, storage cupboard, power points, radiator

## Downstairs WC

Wood effect laminate flooring, window to side, low flush WC, part tiled walls, sink, radiator, ceiling light

## Kitchen

11'10" x 11'10" (3.61m x 3.61m)

Original Victorian tiled flooring, window to side, wall and base units, stainless steel sink and drainer, plumbing for washing machine, plumbing for dishwasher, ceiling light, power points, radiator

## Pantry

Original tiled flooring and shelving, window to rear, ceiling light, power points

## Cellar

### Bedroom 1

16'1" x 12'9" (4.90m x 3.89m)

Carpeted flooring, sash window to front, built-in wardrobes, door to jack-and-jill shower room, ceiling light, power points, radiator

### Shower Room

6'4" x 5'9" (1.93m x 1.75m)

Carpeted flooring, sash window to front, walk in shower, sink and vanity unit, ceiling light, radiator

### Bedroom 2

16'3" x 13' (4.95m x 3.96m)

Carpeted flooring, sash window to front and side, feature fireplace, ceiling light, power points, radiator

### Bedroom 3

13'8" x 13' (4.17m x 3.96m)

Carpeted flooring, Sash window to side, ceiling light, power points, radiator

### Bathroom

Tiled flooring, window to rear and side, low flush WC, bath, sink, ceiling light, radiator

### Bedroom 4

11'10" x 11'10" (3.61m x 3.61m)

Carpeted flooring, sash window to rear, feature fireplace, ceiling light, power points, radiator

### Linen Room

Window to side, ceiling light, shelves

### Loft

Large boarded and insulated loft, with ladder; potential to extend to upper storey.

Tel: 01827 66277

### Double Garage

Up and over door, window to rear and side, door to garden, ceiling light, power points

### Garden

1/4 acre garden, paved patio area, 3x brick-built with slate roofing outbuildings (one having power points and a ceiling light), lawn, mature borders, gate to canal, brick wall surrounding the garden.

### Apple Store

16'7" x 7'6" (5.05m x 2.29m)

Brick-built with slate roofing.

### Outbuilding 1

7'6" x 5'6" (2.29m x 1.68m)

Brick-built with slate roofing.

### Outbuilding 2

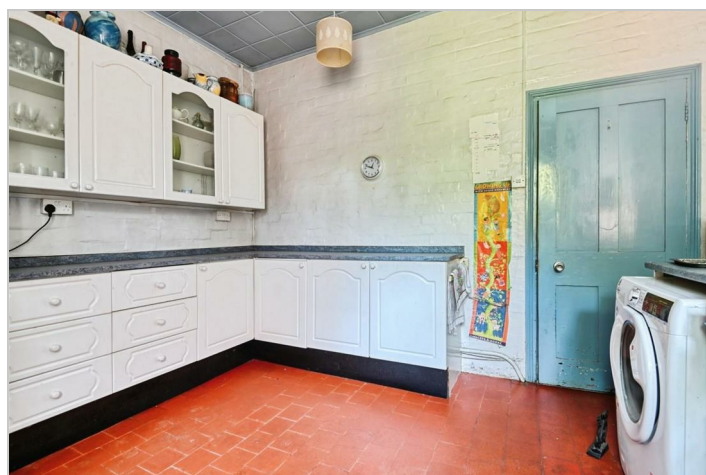
9' x 5'6" (2.74m x 1.68m)

Brick-built with slate roofing.

### Outbuilding 3

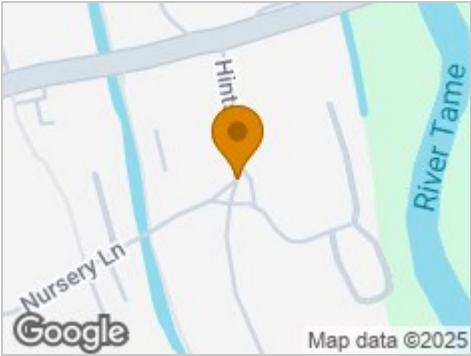
7'6" x 5'6" (2.29m x 1.68m)

Brick-built with slate roofing.





Road Map



Hybrid Map



Terrain Map



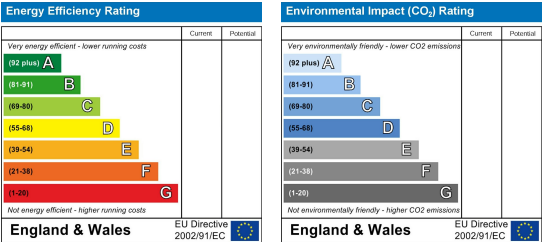
Floor Plan



Viewing

Please contact our Hunters Tamworth Office on 01827 66277 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.