



The Bodnetts Plantation Lane, Hopwas Tamworth

**burchell**  
edwards



## Property Description

The home has a spacious driveway to the front of the home which leads down the side of the property for additional parking. Inside the home starts traditionally with an entrance hall, two reception spaces and a kitchen that extends to the rear of the home.

The first floor has three bedrooms and a family bathroom which are all good sizes. There is an additional fourth bedroom and en suite on the second floor which is well presented and would also make an ideal studio or office.

Outside the rear garden offers fabulous views but also contains a garage and separate room which, subject to planning, could provide additional living space.

Call today for more information or to see inside!

## Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

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The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment

of £300 inc VAT towards the preparation cost of the pack.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

## Approach

Gravel and tarmac driveway leading to the garage.

## Lounge

12' 1" max x 13' 11" max ( 3.68m max x 4.24m max )

Double glazed window to front aspect, central heating radiator, feature fireplace and double doors leading to:

## Dining Room

11' 11" x 10' 6" max ( 3.63m x 3.20m max )

Double glazed window to side aspect, glazed stable door leading to the lean-to and a feature fireplace with multi fuel stove tied in to central heating system.

## Kitchen

8' 5" max x 13' 5" max ( 2.57m max x 4.09m max )

Double glazed window to side aspect, solid wood work surface with drawers beneath, Esse wood fired stove, under-stairs pantry and door leading to:

## Scullery

.7' x 8' 7" ( 2.13m x 2.62m )

Double glazed window to rear aspect, roof window, work surfaces, double butler sink, space and plumbing for a washing machine and dishwasher and space for a tumble drier and fridge.

## Lean-To

10' 4" x 5' 3" ( 3.15m x 1.60m )  
Double glazed windows to side and rear aspects and door leading to the garden.

## Landing

Doors leading to bathroom and bedrooms two, three and four, and stairs leading up to the second floor.

## Bedroom Two

14' x 10' 1" ( 4.27m x 3.07m )  
Double glazed window to front aspect, central heating radiator, central heating boiler and feature fireplace.

## Bedroom Three

14' x 8' 7" ( 4.27m x 2.62m )  
Double glazed window to front aspect and central heating radiator.

## Bedroom Four

10' 5" x 8' 5" max ( 3.17m x 2.57m max )  
Double glazed window to rear aspect, feature fireplace and central heating radiator.

## Bathroom

Double glazed window to rear aspect, L-shaped bath with electric shower and screen, hand wash basin, low level flush WC, central heating radiator, fully tiled and a feature fireplace.

## W.C

Hand wash basin, low level flush WC and central heating radiator.

## Bedroom One

18' 2" max x 16' 2" max ( 5.54m max x 4.93m max )  
Irregular shaped room.  
Three roof windows, central heating radiator, eaves storage and door to:

## En Suite

Walk-in shower, hand wash basin, low level flush WC. towel radiator, roof light and fully tiled.

## Garden

Laid to lawn with fenced surrounds.

## Garden Room

## Main Room

20' 8" max x 17' 4" max ( 6.30m max x 5.28m max )  
L-shaped room.  
With power and lighting, underfloor heating , hot water supplied from immersion heater, access to loft space with fully boarded storage with lighting and accessed by a fold down ladder.

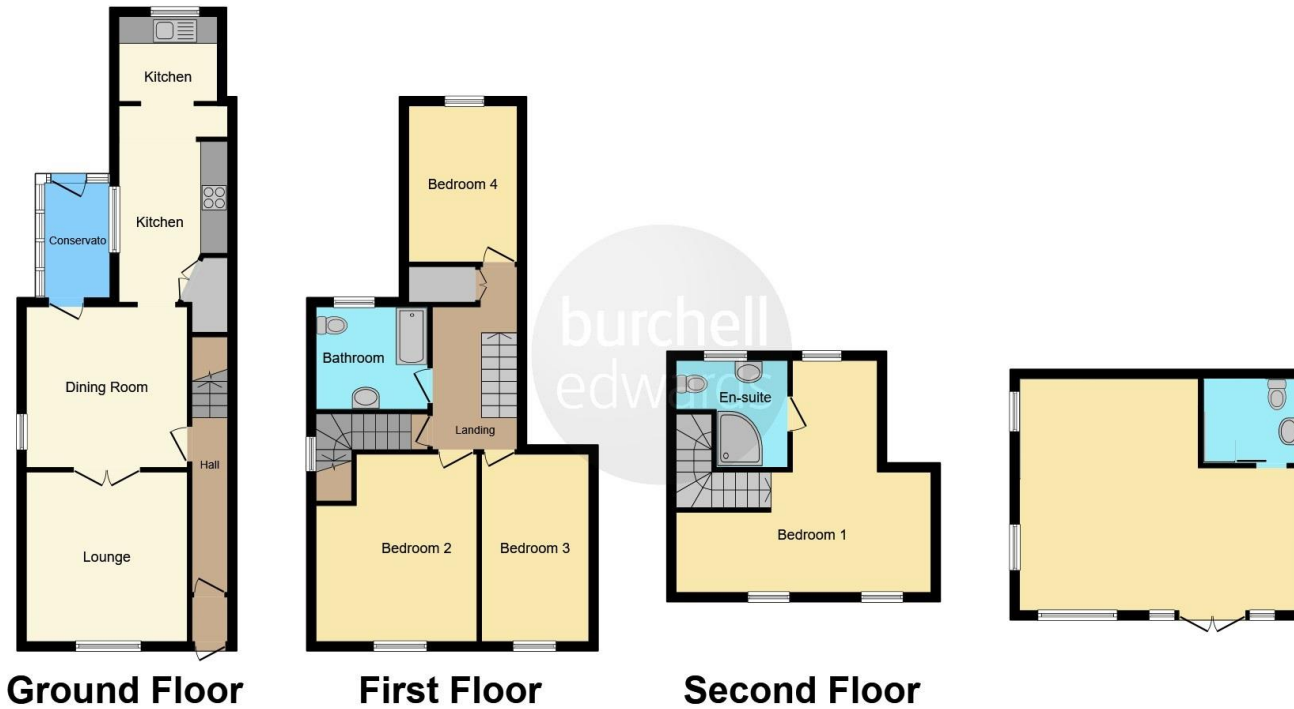
## Wc

Wash basin, WC, plumbing for bath and electric wall mounted warm air heater.









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To view this property please contact Burchell Edwards on

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**EPC Rating: D**

**Tenure: Freehold**

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