



8 Nursery Lane, Hopwas
Tamworth B78 3AS

Downes & Daughters
ESTATE AGENCY

8 Nursery Lane, Hopwas Tamworth B78 3AS Offers over £450,000

A delightful three bedroom bungalow with canal side garden, occupying an impressive plot of 0.2 of an acre on this select, gated private road, section of Nursery Lane, conveniently positioned for easy access to both Lichfield and Tamworth's vibrant centres and popular local pubs and restaurants. Having been extended to the rear by the current owner, this charming property is offered for sale with no onward chain and has the rare benefit of a 50ft private mooring.

The accommodation extends to 1,087 square feet and provides: Porch, entrance hallway, double aspect living and dining room, showpiece kitchen diner and family room with log burner and bi-fold doors to the rear garden, three gardens and a refitted shower room.

Externally the real treat is the large lawned front garden leading down to a 50ft private mooring and canal side patio area. To the rear is a wonderfully private west facing rear garden and further benefits include a generous garage, car port and private driveway parking for a number of cars.

Viewing is essential to appreciate the highly desirable setting of this attractive home.

INTERNAL ACCOMMODATION

• Porch • Entrance Hallway • Double Aspect Living & Dining Room • Open Plan Kitchen, Dining & Family Room With Log Burner & Bi-Fold Access To Rear Garden • Bedroom One • Bedroom Two With Fitted Wardrobes • Bedroom Three / Study

OUTSIDE

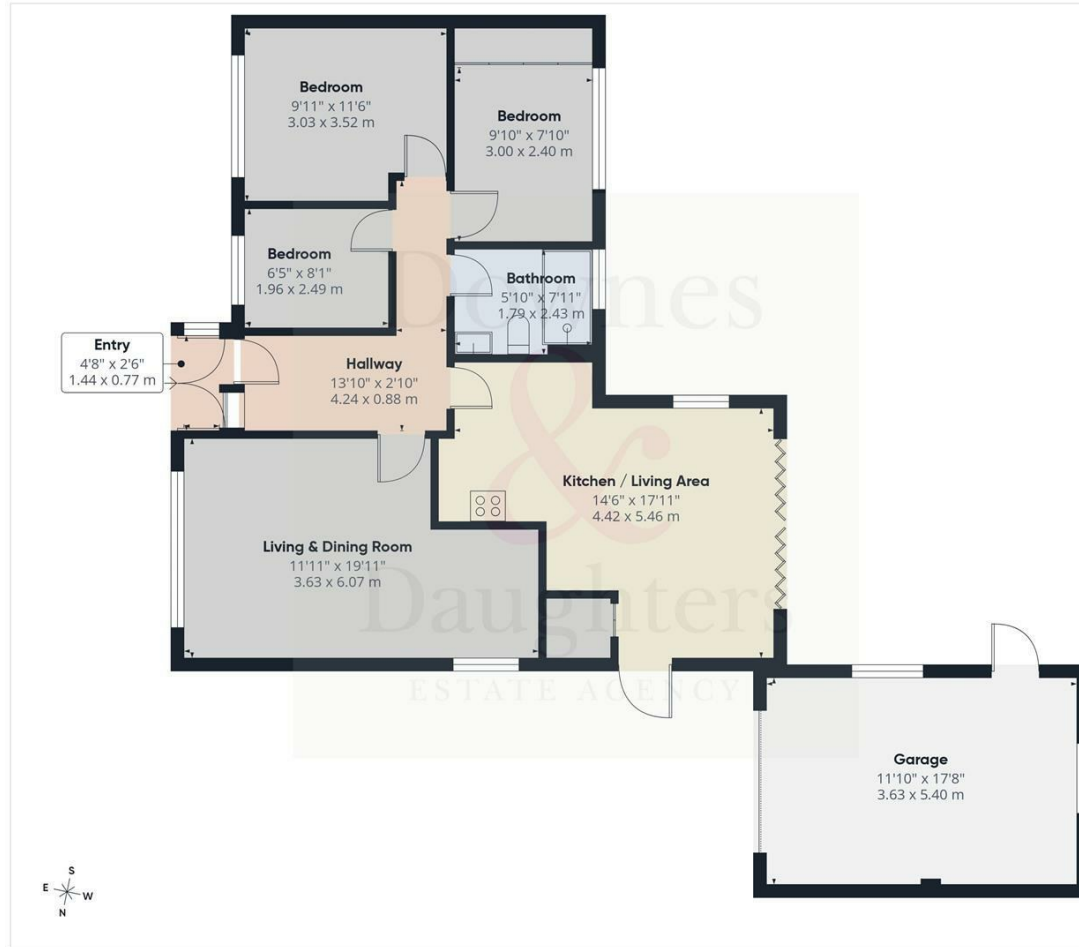
Private Road Approach With Electric Security Gates • Impressive Lawned Front Garden With Canal Frontage & 50ft Mooring • Canal Side Patio • Front Patio Garden • Private Driveway Parking For A Number Of Vehicles • Car Port • Garage • Enclosed West Facing Rear Garden With Great Levels Of Privacy • Lawn With Patio Seating Areas

FURTHER INFORMATION

Freehold (TBC By Solicitor) • Council Tax Band D • Energy Rating C • All Mains Services • Shared Responsibility For Communal Road & Gates (last done approx 6 years ago)







Approximate total area⁽¹⁾
1087 ft²
101 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.
GIRAFFE360

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		69
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		
England & Wales		



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