



SUNNYSIDE

# Sunnyside, Packington Lane, Hopwas

Offers Over £325,000

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Sunnyside sits in a spot that's hard to overlook. With open views stretching out to the front and Hopwas Woods just a short walk away, it's one of those locations that quietly does a lot of the talking for you.

Step inside and the house feels instantly comfortable. The layout is simple and well balanced, with two good-sized reception rooms giving you options whether that's a cosy lounge to the front taking in the views, and a second living or dining space to the rear for everyday life.

The kitchen has been extended to create a more usable, open space practical, bright, and nicely connected to the garden. It's the kind of space that works just as well midweek as it does when you've got people round. There's also the added convenience of a downstairs WC.

Upstairs, there are three well-proportioned bedrooms, all clean, neutral, and ready to move straight into, along with a modern family bathroom.

Outside, the setting really comes into its own. The open aspect to the front gives a real sense of space and light, while the rear garden offers a more private spot to relax.

Hopwas itself is always in demand a proper village feel, great walks through the woods, and still within easy reach of Tamworth and the wider road network.

Offered with no onward chain, this is a straightforward move into a home that's ready to be enjoyed.





- Three-bedroom detached home
- Extended kitchen
- Open countryside views to the front
- Walking distance to Hopwas Woods
- No onward chain
- Two spacious reception rooms
- Neutral, move-in ready condition
- Private rear garden
- Sought-after village location

