

ROYSTON & LUND



39 Hints Road

Offers In Excess Of £475,000

- Very Rare Opportunity
- EPC Rating D
- Development Land for 2, Four bedroom Homes
- Village Location
- Council Tax Band B
- Off Road Parking for multiple vehicles
- Full modern renovation opportunity
- Lichfield District Council Approved Planning 25/01000/FUL
- Two Detached Garages

39 Hints Road, Tamworth B78 3AB

Royston & Lund are delighted to present this unique development opportunity, ideally located in the heart of the highly sought-after village of Hopwas.

Originally constructed in the early 1930's as a four-bedroom detached residence, the property was converted in 1976 into two self-contained flats. Occupying a substantial plot, the property now offers an exceptional opportunity for a range of buyers, including developers, investors, or those seeking an extensive renovation project.

The potential here is significant. The property could be fully renovated and restored to its original form as a spacious detached family home, or alternatively taken forward as a development project, with planning permission already granted to demolish the existing building and construct two detached four-bedroom homes. This makes it ideal for buyers wishing to create bespoke homes in a desirable village setting, or for developers seeking a project ready to progress.

Hopwas is well known for its picturesque surroundings along the Birmingham and Fazeley Canal, which runs parallel to the River Tame. The property benefits from gated access directly onto the canal footpath, offering immediate access to scenic walks and tranquil countryside.

The village is highly regarded for its excellent community atmosphere and the well-respected Thomas Barnes Primary School, alongside charming local landmarks, historic canal bridges, and nearby natural attractions.

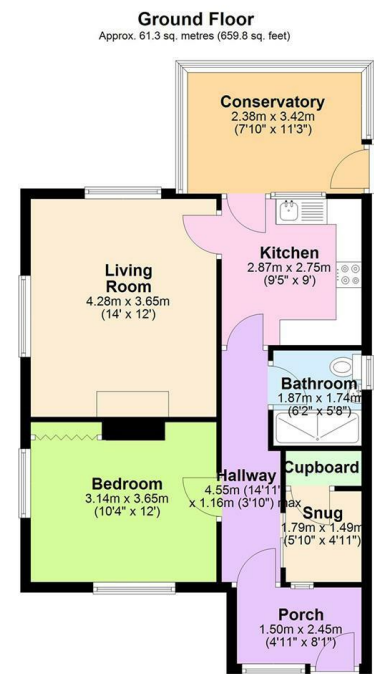
Local amenities include the popular Tame Otter and Red Lion public houses, while excellent road links provide easy access to Tamworth, Lichfield, and Birmingham.

This rare opportunity combines village charm, development potential, and a generous plot, making it a truly exciting prospect for the right buyer.

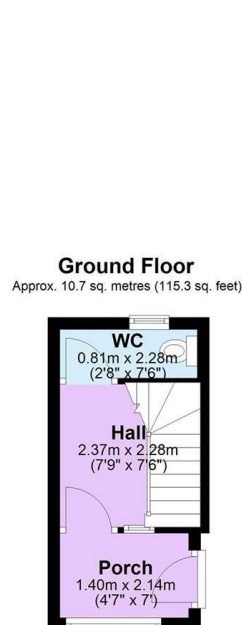


Council Tax Band: B





Total area: approx. 61.3 sq. metres (659.8 sq. feet)



Total area: approx. 71.9 sq. metres (774.2 sq. feet)

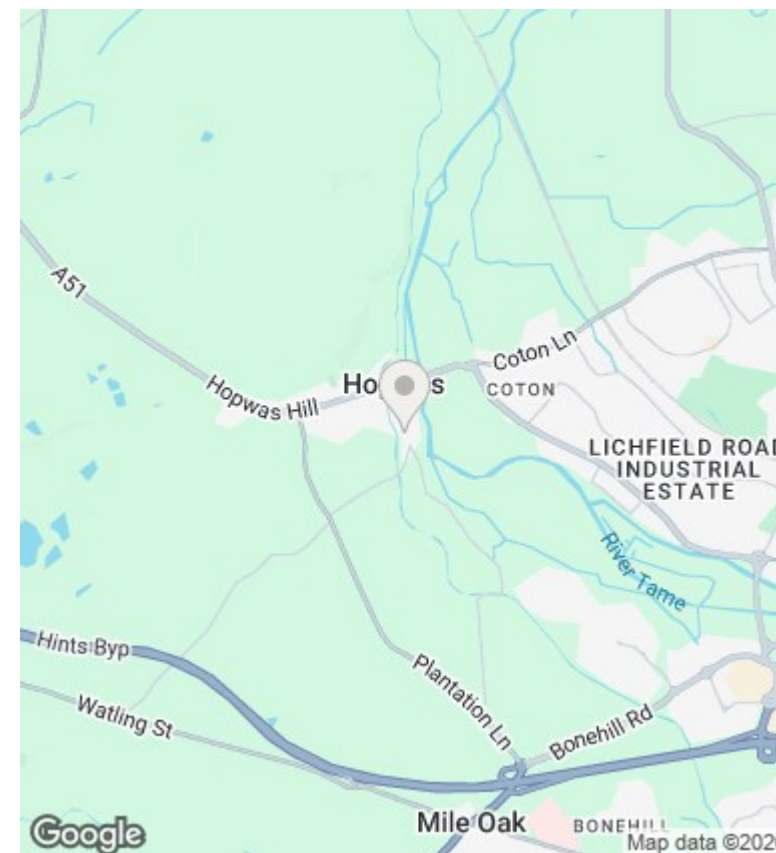


Viewings

Viewings by arrangement only. Call 01827 66686 to make an appointment.

Council Tax Band

B



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC