



**PAUL
CARR**
Estate Agents
Sales & Lettings

Two Trees Close, Hopwas
Tamworth, B78 3BG

Offers Over £325,000

This mid-terrace home is offered with no upward chain and enjoys open rural views to the front, giving it a peaceful countryside setting while still being part of a village community. Ideal for first-time buyers, downsizers, or investors, the property offers comfortable accommodation with plenty of potential to make it your own.

Inside, the home features a welcoming living room and a spacious breakfast kitchen, providing a practical and sociable heart to the property. The ground floor is completed by a WC to the fore.

Upstairs, there are three bedrooms and a family bathroom, offering flexible space for families, guests, or home working.

To the rear, the property benefits from a garage, adding useful storage or secure parking. Combining village life, scenic outlooks, and convenient accommodation, this property presents an excellent opportunity for buyers seeking a quieter lifestyle.

The property benefits from a GARAGE and ALLOCATED PARKING SPACE

NOTE - Property is 'FREEHOLD' and Garage/parking space are 'LEASEHOLD'

Viewings: Strictly via appointment through our Tamworth Residential Sales Department on 01827217100

or via Tamworth@paulcarrestateagents.Co.Uk



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Hall

Living Room
4.17m (13'8") x 3.81m (12'6")

Breakfast Kitchen
4.83m (15'10") x 2.84m (9'4")

WC

Landing

Bedroom 1
3.18m (10'5") max x 2.73m (9')

Bedroom 2
3.28m (10'9") x 2.00m (6'7")

Bedroom 3
2.67m (8'9") x 2.11m (6'11")

Bathroom

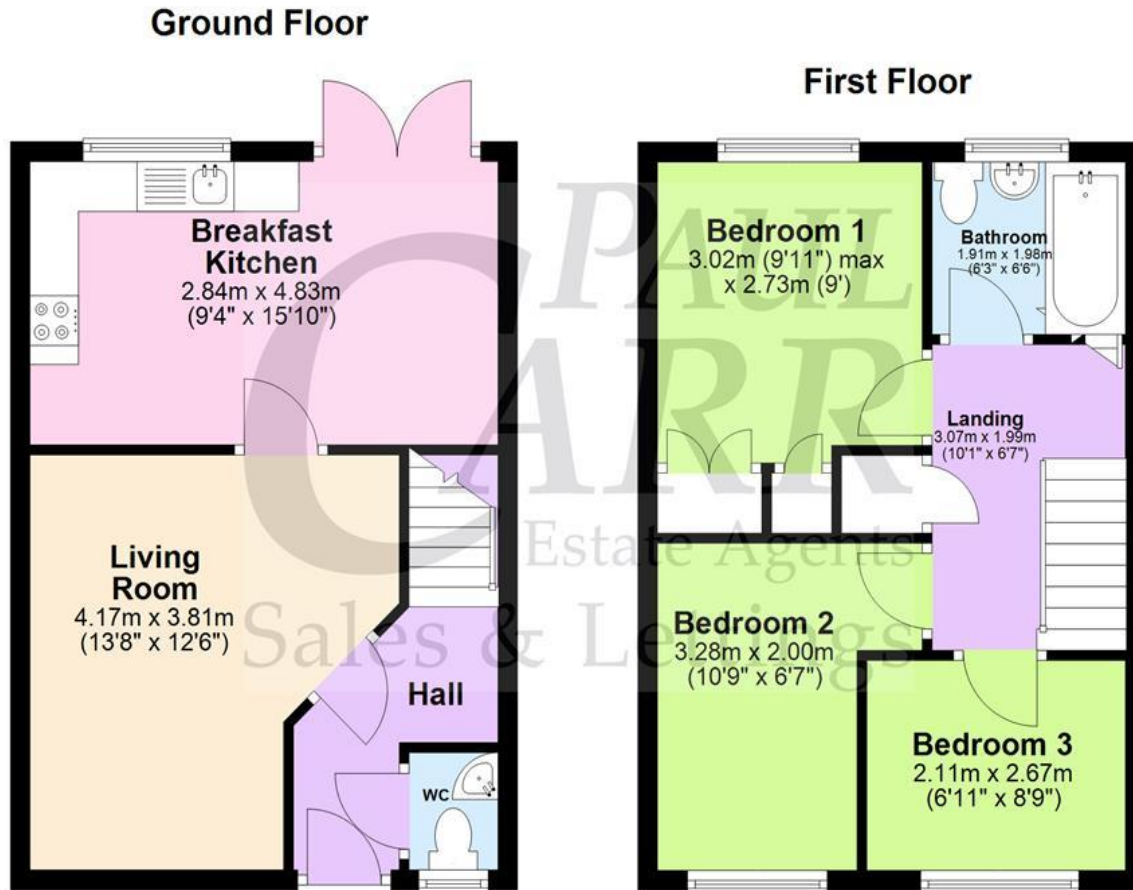
Garage and allocated parking space to the rear





Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only

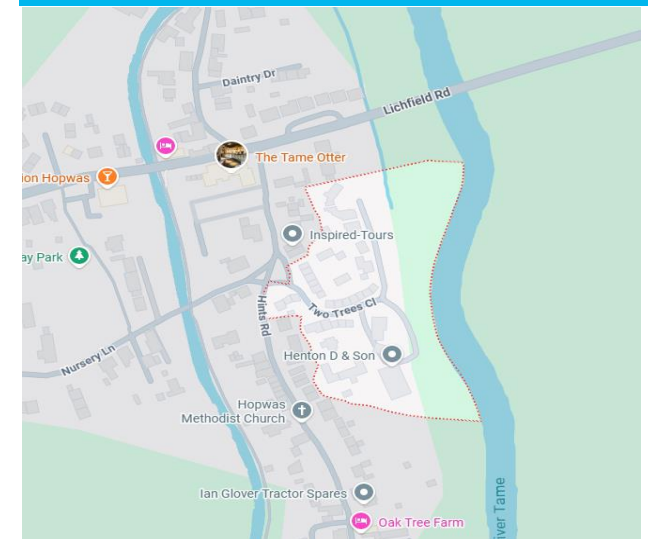


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Plan produced using PlanUp.

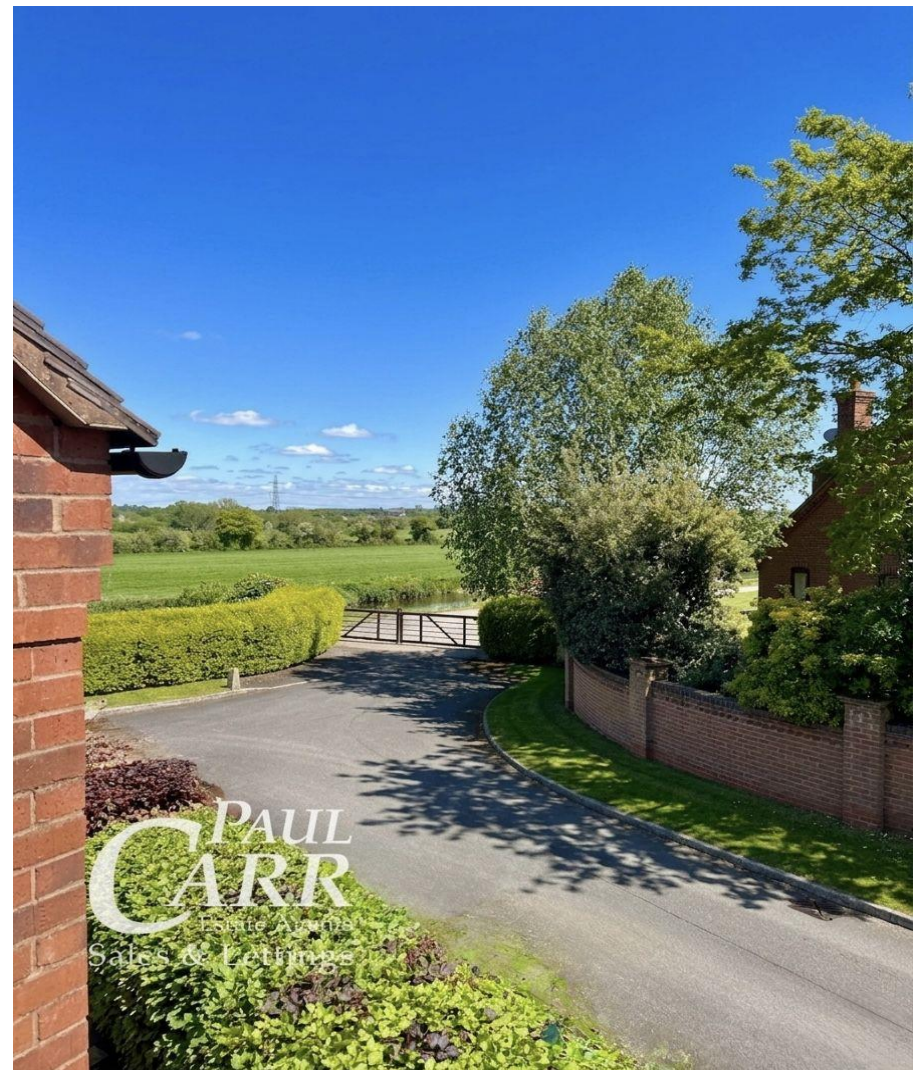
Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Map Location







Agent's Note:

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract. Came on the market:

Identity Verification Fee - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. The initial checks are carried out on our behalf by Lifetime Legal. A non-refundable administration fee of £40 + VAT (£48 including VAT) applies which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us issuing a memorandum of sale, directly to Lifetime Legal, and is non-refundable.

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