



**Middleton House, 2 The Uplands,
Watling Street, Hints, B78 3DF
£830,000**

**A PERSONAL
APPROACH TO
ESTATE AGENCY.**



james kidd



Bedrooms: 5 | Bathrooms: 3 | Receptions: 3
EPC Rating: C
Council Tax Band: G

Please Quote Ref, JK1493

Middleton House, 2 The Uplands, is situated on Watling Street in the charming small village of Hints in Staffordshire. Known for its rural beauty with stunning panoramic views, local history and community spirit, this wonderful area is almost perfectly positioned between Lichfield, Shenstone and Tamworth. It is understood that this home also sits within the catchment area for the popular King Edward VI School in Lichfield.

Hints has a small yet active population, with regular local events held at the Hints Village Hall on School Lane, just a short stroll from this property. Hints is also home to Manor Farm Fruits, which is a family-owned soft fruit farm, consisting of 55 acres of fruit, including strawberries, raspberries, blackberries and a lot more available during the summer months. Their popular 'pick your own' activity is ideal for a family day out and can be seen from one of the many views Middleton House has to offer.

The first impressions of Middleton House are delightful. Holding a grand status located off the main road on The Uplands, this home enjoys stunning views and privacy in every direction. You are greeted with a large 'in and out' paved driveway, providing ample parking space for a growing family and guests, plus an impressive double garage with an electric door and EV charging point.

Internally you are welcomed in through a generously sized entrance porch, leading into a spacious hallway which is complimented by natural light and provides access to all key rooms. The main hub of this home is found within the extended open plan social space, which perfectly connects the kitchen, dining room, and sitting area at the rear of the property.

The kitchen is tastefully designed with an ageless real wood finish, and provides ample storage and cooking space, along with a separate utility room with outdoor access. The kitchen flows into a bright open dining/living room, a brilliant area for entertainment, with a large glass lantern window above and surrounding windows, all of which provide private and beautiful views out to the garden. This open plan space also flows into a separate sitting area, which can be accessed from the main hallway and reception room too.

As an addition to the spacious open plan social areas, there are two separate reception rooms. One of which is a large formal living room with a bold brick-built feature fireplace and sliding doors out to the garden. The other is a private study/snug room which is extremely well lit with natural sunlight. The ground floor also features a guest W.C near the study room and entrance porch.

Upstairs boasts five well-proportioned bedrooms, fit for a family, with two private ensuite shower rooms and a main bathroom. The landing provides an impressive amount of space and provides wonderful views out to the fields in front. The three largest bedrooms all feature fitted wardrobes, and the main bedroom is complimented by beautiful rear views out to the garden.

Outside is a marvellous rear garden with fantastic privacy. There is a large social patio area which wraps around to provide access to the double garage one side, and a secure side gate to the front of the property the other side. The garden itself features steps climbing up through an immaculately maintained lawn with attractive plants and shrubs, reaching the top of the garden which not only has fantastic privacy, but when looking back against the property, captures glorious rural views as far as the eye can see.

Agent's Note:

We have not tested any electrical, central heating, or sanitaryware appliances. Prospective purchasers are advised to carry out their own investigations regarding the functionality of these items. Floor plans are provided for identification purposes only and are not guaranteed to scale. All room measurements in these sales particulars are approximate. Any subjective comments included reflect the opinion of the selling agent at the time of preparing these details and may not necessarily align with the opinions of a purchaser. These sales particulars are produced in good faith as a general guide and do not form any part of a contract or offer. Purchasers are advised to confirm with the agent which fixtures and fittings are included in the sale at the point of making an offer. All images contained within these particulars must not be reproduced without prior written consent.

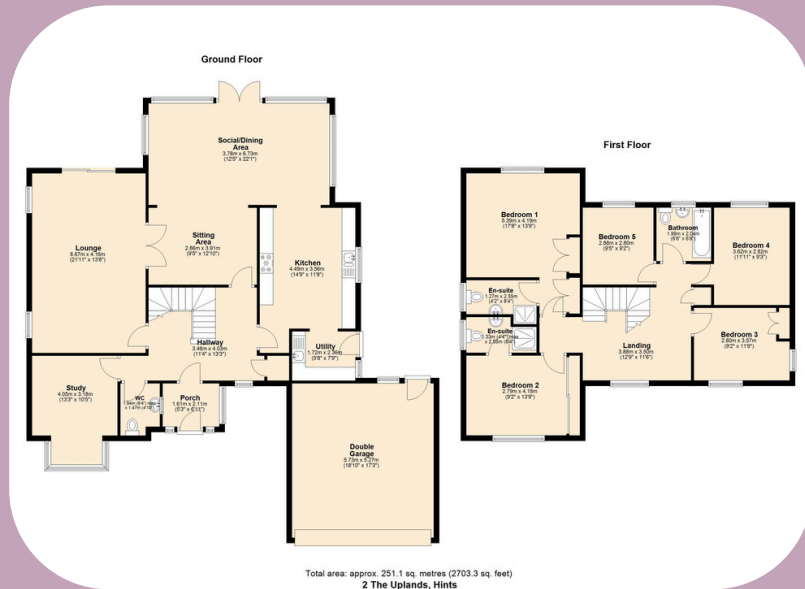
Anti-Money Laundering (AML) Regulations:

James Kidd Ltd, 297 Walsall Wood Road, Aldridge, Walsall, WS9 8HQ, is an approved agent and independent contractor of eXp World UK Ltd.

We appreciate your cooperation in helping us comply with anti-money laundering regulations. In addition to the traditional requirement for photographic identification and proof of address, James Kidd Ltd may also employ an electronic verification system to fulfil our AML obligations. This system allows us to verify your identity using basic personal details. You understand that we will conduct this search solely for the purpose of verifying your identity. Any personal data provided will be used exclusively for anti-money laundering compliance. Please note there will be a nominal charge payable by each buyer to cover the cost of these AML checks.













Call/Text: **07432 673 731**
Email: **james.kidd@exp.uk.com**
Website: **jameskidd.exp.uk.com**

JAMES KIDD
exp

@jameskiddstateagent

