



Lichfield Crescent, Hopwas
Tamworth, B78 3AJ

£325,000

Situated in the highly sought-after village of Hopwas, this well-presented three-bedroom semi-detached home is offered to the market with no upward chain, making it an ideal purchase for first-time buyers, growing families, or investors.

The accommodation briefly comprises a welcoming entrance hall, a spacious and light-filled living room, a separate dining room perfect for family meals and entertaining, and a modern fitted kitchen overlooking the rear garden.

To the first floor are three well-proportioned bedrooms, a stylish family bathroom, and a generous airing cupboard providing useful additional storage.

Externally, the property enjoys a beautifully maintained rear garden, offering an excellent space for relaxing, entertaining, or family enjoyment. To the front, a private driveway provides off-road parking for multiple vehicles.

Located within the popular village of Hopwas, the property benefits from a peaceful setting whilst remaining conveniently close to Tamworth town centre. Excellent road links via the A5 and M42 make commuting straightforward, while Tamworth railway station is only a short drive away, offering direct rail services to Birmingham and beyond. The property is also well placed for highly regarded local schools, including Thomas Barnes Primary School, together with nearby countryside walks, local pubs and everyday amenities.



**PAUL
CARR**
Estate Agents
Sales & Lettings

Hall

Living Room 4.42m (14'6") x 3.78m (12'5")

Dining Room 3.30m (10'10") x 3.02m (9'11")

Kitchen 3.76m (12'4") x 2.06m (6'9")

Landing

Bedroom 1 3.78m (12'5") max x 3.30m (10'10")

Bedroom 2 3.33m (10'11") x 3.05m (10')

Bedroom 3 3.02m (9'11") x 2.57m (8'5")

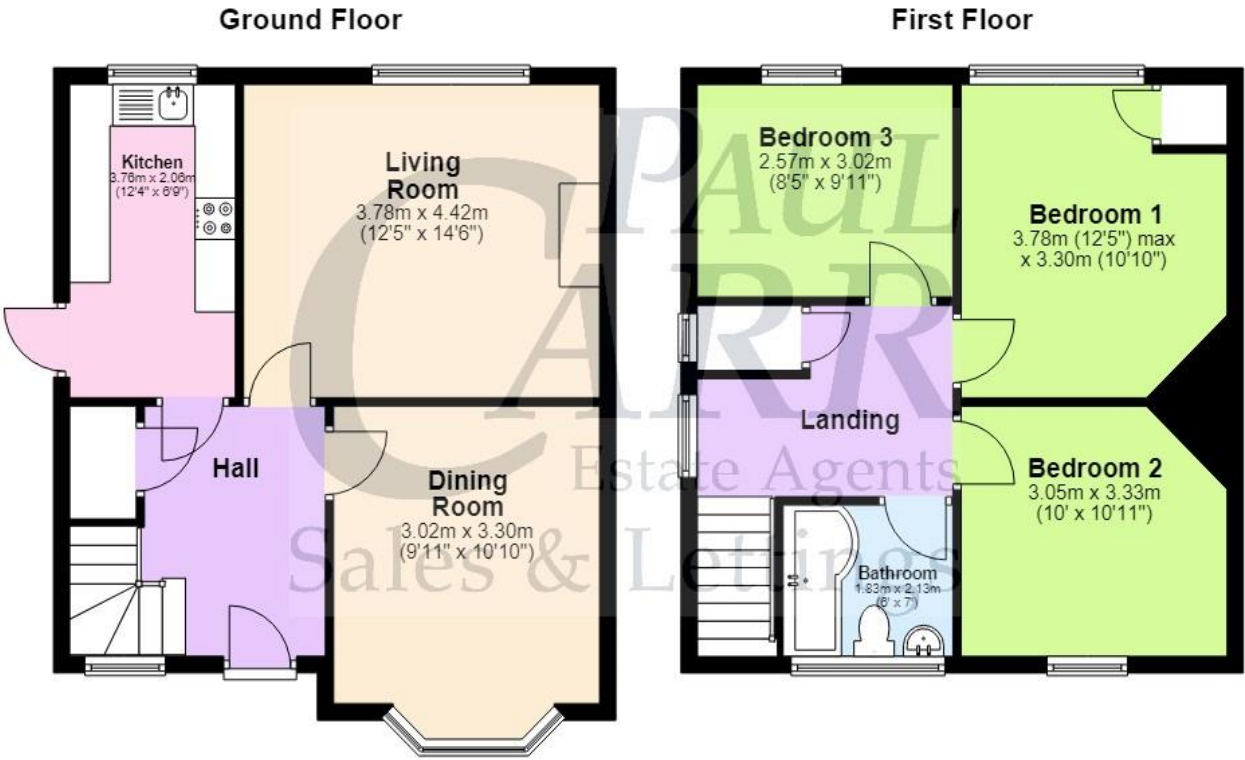
Bathroom 2.13m (7') x 1.83m (6')





Floor Plan

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



This floorplan is not drawn to scale and is for illustration purposes only
Plan produced using PlanUp.

Energy Performance Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

Map Location			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		



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.

www.paulcarrestateagents.co.uk

