



Lichfield Crescent

Hopwas, Tamworth, Staffordshire, B78 3AJ

£369,950

Property Features

- Stunning Family Home In Hopwas
- Entrance Hallway
- Lounge & Separate Dining Room
- Breakfast Kitchen Open To Orangery
- Snug, Guest Cloakroom & Store
- Master Bedroom With Office & En-Suite
- Two Further Bedrooms
- Fourth Bedroom With Washroom
- Family Bathroom
- Garage store, Driveway & Attractive Rear Garden

Full Description

Taylor Cole Estate Agents are delighted to offer 'for sale' this unique and very well presented semi detached family residence positioned within the highly desirable location of Hopwas. The property benefits from both UPVC double glazing and gas fired central heating, with accommodation briefly comprising: entrance hallway, lounge, separate dining room, breakfast kitchen, orangery, snug, guest cloakroom, store, master bedroom with office and ensuite, two further bedrooms, fourth bedroom with washroom, family bathroom, garage store, attractive rear garden, block paved driveway. Internal viewing is considered essential. No Chain.

This extended family home is only a short distance away from local schooling, shopping amenities, commuter links and well regarded public houses, with the property itself being set behind a large block paved driveway offering superb off road parking facilities, double garage doors are positioned in front of the roller shutter garage store door with external courtesy lighting adjacent, slabbed steps provide access to the solid timber front entrance door which is positioned beneath a canopy storm porch with external courtesy lighting above.

ENTRANCE HALLWAY

Accessed via the solid timber front entrance door with obscure stained glass window and having ceiling light point, staircase off to first floor landing, obscure glazed window to the front, radiator, wall sockets, telephone connection point (subject to regulations), inset brushed mat carpet, wood grain effect flooring, glass door through to:

LOUNGE

12' 4" x 14' 6" (3.76m x 4.42m)

The lounge has a feature multi fuel cast iron fire display with tiled inset, solid oak surround and traditional polished tiled hearth, ceiling light point, radiator, wall mounted TV connection point, wall sockets, wall light points, ample floor space for free standing lounge furniture, double doors opening into orangery, wood grain effect flooring, glass door into:



BREAKFAST KITCHEN

15' 5" x 12' 7" (4.7m x 3.84m)

This extended room offers superb space with the kitchen itself offering a matching range of base units and drawers, integrated 'Indesit' dishwasher, row of ceiling to floor larder style cupboards, granite work surfaces with inset stainless steel sink with hot and cold mixer tap over, island with granite work surface and storage facilities beneath, matching range of wall units offering further storage space, complementary tiled surround, wall sockets, recess and gas point for free standing 'range' style cooker with tiled splashback and extractor hood over, recess and point for free standing fridge/freezer, two double glazed windows overlooking the rear garden, ceiling downlighters, radiator, door into extended loft pitch, solid timber door out onto rear patio, wood grain effect flooring into:



ORANGERY

14' 2" x 9' 10" (4.32m x 3m)

This stunning room that has been created by the current owners, has a feature double glazed UPVC lantern roof with matching UPVC double glazed bi-folding doors out onto the rear patio, stylish upright wall mounted radiator, wall sockets, ceiling downlighters, ample floor space for free standing dining room furniture, wood grain effect flooring.



SEPARATE DINING ROOM

10' 11" x 11' 9" (3.33m x 3.58m)

Currently being utilised as a second sitting room, the dining room is positioned to the front of the property with double glazed windows overlooking the front aspect, feature gas fire with traditional surround, tiled backdrop and tiled hearth, ceiling light point, wall sockets, TV connection point, radiator.



INNER LOBBY

Having quarry tiled flooring, ceiling light point, door into understairs storage cupboard which is currently being utilised as a utility with recess and plumbing for washing machine, recess and point for tumble dryer, ceiling light point, door into:

GUEST CLOAKROOM

This matching white suite comprising of a WC, corner hand wash basin with hot and cold mixer tap over and mosaic tiled splashback, wall mounted light point, 'Manrose' extractor fan, water resistant flooring.

SNUG

10' 3" x 10' 5" (3.12m x 3.18m)

The snug is positioned to the side of the property, with two UPVC double glazed windows, ceiling light point, built-in wardrobes offering shelving units and storage space, wall sockets, radiator, wall light points, door into:

STORE

5' 6" x 10' 3" (1.68m x 3.12m)

The store offers access to the rear garden through the timber door, door into the snug, wall mounted 'Worcester Bosch' boiler, shelving units.



FIRST FLOOR LANDING

Having a ceiling light point, wall sockets, door into understairs storage cupboard, staircase off to second floor landing, door into:

MASTER BEDROOM

12' 5" x 11' 0" (3.78m x 3.35m)

This double bedroom has a feature fire display with tiled hearth, ceiling light point, wall sockets, TV connection point, radiator, outlook over the rear aspect through the double glazed windows, ample floor space for double bed, door into:

OFFICE

7' 10" x 10' 0" (2.39m x 3.05m)

This multi functional room is currently being utilised as a home office with the current owner previously utilising it as a nursery and dressing room, and also having the potential to convert it to a fifth bedroom, the office has double glazed windows to the rear, ceiling light point, TV connection point, radiator, wall sockets, wood grain effect flooring, door into:

EN-SUITE

6' 11" x 4' 10" (2.11m x 1.47m)

This matching white suite comprises of a WC, free standing roll top bath with hot and cold mixer tap over and detachable shower hose, hand wash basin set upon vanity unit with display shelving and drawer beneath and hot and cold taps over, double glazed 'Velux' window to the side, wall mounted light point, radiator, mosaic tiled wall, wood grain effect flooring.

BEDROOM TWO

9' 11" x 10' 10" (3.02m x 3.3m)

Positioned to the front of the property, the second bedroom has double glazed windows overlooking the front aspect, ceiling downlighters, radiator, wall sockets.

BEDROOM THREE

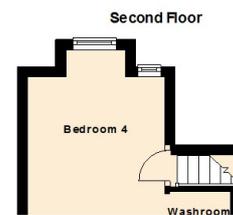
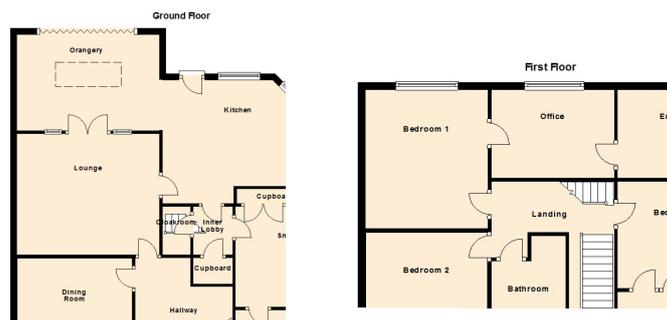
5' 0" x 9' 10" (1.52m x 3m)

The third bedroom is incorporated within the extension and has a double glazed 'Velux' window offering natural light source, ceiling light point, radiator, wall sockets, built-in wardrobes offering hanging rails and shelving units, built-in drawers offering further storage space.

FAMILY BATHROOM

5' 5" x 7' 0" (1.65m x 2.13m)

This traditional suite comprises of a WC, pedestal hand wash basin with hot and cold taps over, panelled bath with hot and cold mixer tap and shower fitment over, complementary tiled surround and glass side screen, obscure window to the front, radiator, ceiling downlighters, 'Manrose' extractor fan, wall mounted toiletry cupboard with vanity mirror front, wood grain effect water resistant flooring.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements