

# Two Trees Close

Hopwas, Tamworth, B78 3BG

John German









# Two Trees Close

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£600,000

An executive style detached family home situated in the desirable village of Hopwas enjoying riverside views over the River Tame.

Offered to the market with no onward chain, this four bedroom detached family home is located in the popular village of Hopwas, just outside of Tamworth. This highly sought after location benefits from being within close proximity to several major motorway and railway links to major cities, beautiful walks along the canals and a short distance from Hopwas Woods. It is set towards the end of a private drive on Two Trees Close with stunning views over the River Tame.

Internally the property comprises of entrance hall with carpeted stairs rising to the first floor landing and a door leading into an inner hallway that has an understairs cupboard and access to the guest's cloakroom/WC.

The impressive living room runs full depth of the property and enjoys a dual aspect and adjacent is a office/study that could be used as a sitting/family room.

Across the hall is a separate dining room which has a door into another reception room. Also leading off the dining room is the generously sized kitchen/diner equipped with a range of base and eye level units, worksurfaces incorporating a sink and drainer plus tiled splash backs. There is room for dining furniture, dual aspect windows and doors leading to the garden. A useful utility room has further units, an outer door plus an internal door into the garage.

On the first floor there are four generously proportioned bedrooms, two of which has the benefit of en-suite shower rooms and a family bathroom.

Outside - To the front of the property is lawned foregarden with a variety of plants and shrubs. The block paved driveway provides off road parking for several vehicles leading to the garage which has a pedestrian door into the garden.

The enclosed rear garden is mainly laid to lawn with a paved patio and a variety of plants, trees and shrubs.

**Tenure:** Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

**Property construction:**

**Parking:** Drive

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Gas

(Purchasers are advised to satisfy themselves as to their suitability).

**Broadband type:** Fibre

See Ofcom link for speed: <https://checker.ofcom.org.uk/>

**Mobile signal/coverage:** See Ofcom link <https://checker.ofcom.org.uk/>

**Local Authority/Tax Band:** TBC / Tax Band TBC

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA/07032024

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Ground Floor

Approximate total area<sup>(1)</sup>  
 1798.64 ft<sup>2</sup>  
 167.1 m<sup>2</sup>



Floor 1

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360





### Agents' Notes

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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