## Two Trees Close

Hopwas, Tamworth, B78 3BG















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 offroad 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

Our Ref: JGA/07032024

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.















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Approximate total area<sup>(1)</sup>

1798.64 ft<sup>2</sup> 167.1 m<sup>2</sup>

Bedroom Three
85° x 122°
3.50 x 260 m

133° x 85°
4.06 x 2.65 m

Bedroom Four
113° x 810°
3.45 x 2.86 m

Bathroom

Bathrom

Bathroom

Bathroom

Bathroom

Bathroom

Bathroom

Bathroom

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(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

Floor 1



## Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

## Referral Fees

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01543 419121

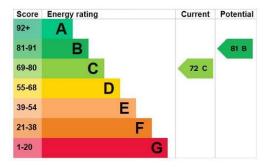
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Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per

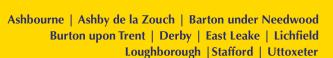
**Survey Services** - If we refer dients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.











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