

Lichfield Road

Hopwas, Tamworth, B78 3AG

John German





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Offers Over £375,000

A traditional semi-detached family home presented to a showhome standard throughout situated within the highly desirable village of Hopwas.



John German are delighted to offer to the market this superbly presented semi-detached family home occupying an excellent position within the highly sought after 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. The nearby cathedral city of Lichfield boasts a range of boutique shops, a Michelin star restaurant, cosy cafés, markets, pubs and bars. There are two railway stations in Lichfield providing services to Bromsgrove, Birmingham, London Euston and many more destinations. Nearby road links include the A51, A38 and M6 Toll Road. For local schooling this property falls into the catchment area for Thomas Barnes Primary School situated in the village of Hopwas itself and was awarded outstanding in its latest Ofsted report, and for secondary education its The Rawlett School in Tamworth.

The property itself is set behind a full width block paved driveway providing off road parking for two/three vehicles along with access to side double gates which lead to additional parking and garage store.

Internally the property comprises composite entrance door opening into the enclosed porch with ceiling light point and oak door leading into the main hallway with oak effect flooring, carpeted stairs rising to the first floor landing and a door leading off into the dining room. The beautifully presented dining room has a uPVC double glazed sash window which overlooks the rear of the property, ceiling light point with ceiling rose, picture rail, oak effect flooring, radiator, useful built-in understairs storage cupboard, an oak door leading to the kitchen, and an opening leading into the living room. The living room has a uPVC double glazed sash window to the front aspect fitted with shutters, feature fireplace with exposed brickwork housing the log burning stove, oak effect flooring and a ceiling light point with ceiling rose.

The beautifully appointed breakfast kitchen has an extensive range of matching wall and base units with oak work surfaces over, an inset butlers sink, space and plumbing for a washing machine and tumble/dryer, space for a range style cooker, and space for a freestanding fridge/freezer. There is a beautiful tiled floor, two ceiling light points and an opening leading to the breakfast area having built-in seating incorporating useful storage, two ceiling light points, tiled flooring and double doors opening out to the rear garden.

Upstairs there are three bedrooms and the modern family bathroom. The generously sized master bedroom is located at the front of the property with a uPVC double glazed sash window and an additional uPVC double glazed window, both to the front aspect and fitted with shutters, ceiling light point with ceiling rose and carpeted flooring. Bedroom two is a further double room with uPVC double glazed window to the rear aspect, carpeted flooring, a ceiling light point with ceiling rose, and a loft hatch providing access to loft. Bedroom three is a single bedroom which a fantastic versatile space and could be utilised as a home office/study or even dressing room.

The re-fitted modern family bathroom comprises L-shaped bath with brass fittings and rainfall shower over, low level WC, wash hand basin, matt black heated towel rail, illuminated bathroom mirror, ceiling light point and obscured uPVC double glazed window to the side aspect.

Outside to the rear of the property is well maintained garden with a paved patio seating area which extends to the side of the property, giving access to the garage store. Steps lead to the garden itself which is mainly laid to lawn with mature trees and a variety of plants and shrubs.

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

Property construction: Standard

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: Lichfield District Council / Tax Band C

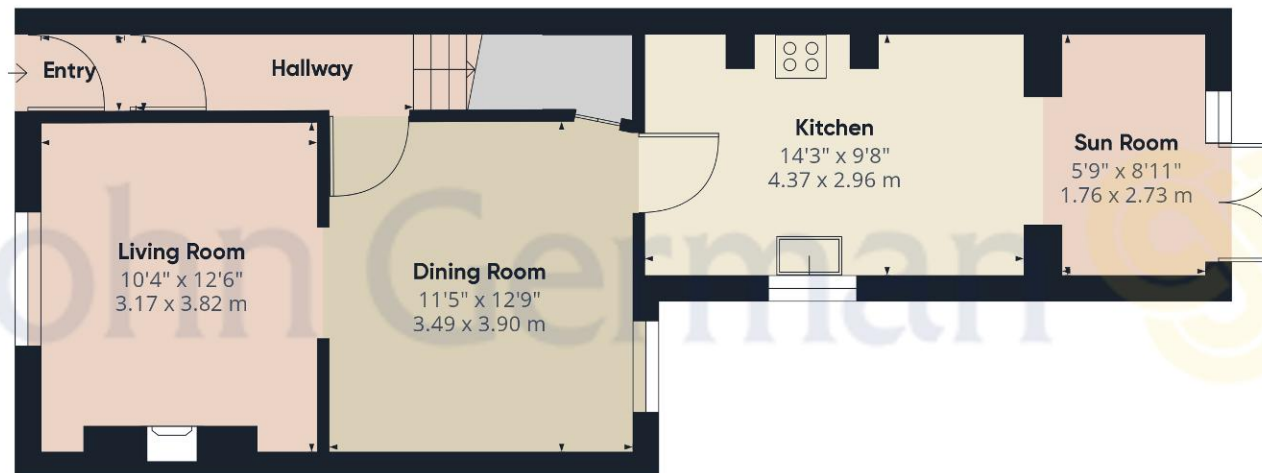
Useful Websites: www.gov.uk/government/organisations/environment-agency
www.lichfielddc.gov.uk

Our Ref: JGA/13062024

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Ground Floor



Floor 1

Approximate total area⁽¹⁾

988.8 ft²

91.86 m²

(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.

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Agents' Notes

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		



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