



HUNTERS®
HERE TO GET *you* THERE

23 Hints Road, Hopwas, Tamworth, B78 3AB

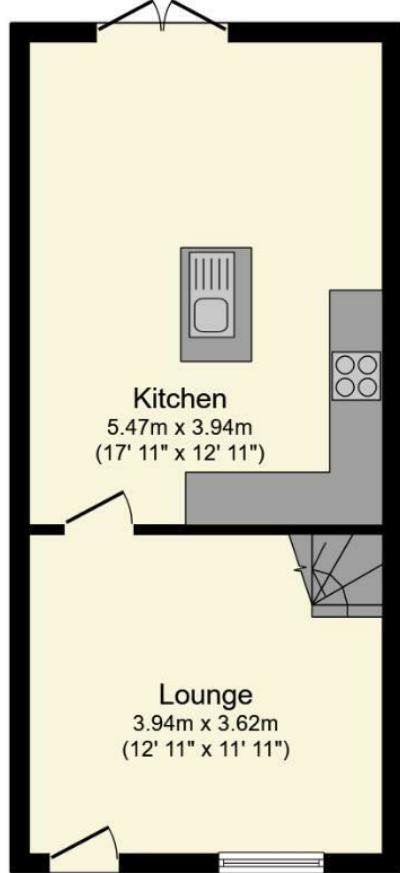
23 Hints Road, Hopwas, Tamworth, B78 3AB

Asking Price £320,000

HUNTERS OF TAMWORTH are delighted to be offering FOR SALE this well presented, three bedroom, three storey, mid terrace property location in the sought after village of Hopwas. This property benefits from being in close proximity to exceptional schools, scenic woodland and canal and river walks. In a peaceful location, yet with easy access to commuter routes and excellent local transport links to Lichfield and Tamworth.

In brief, this property comprises, A lounge, kitchen, three bedrooms, a shower room and an enclosed garden.

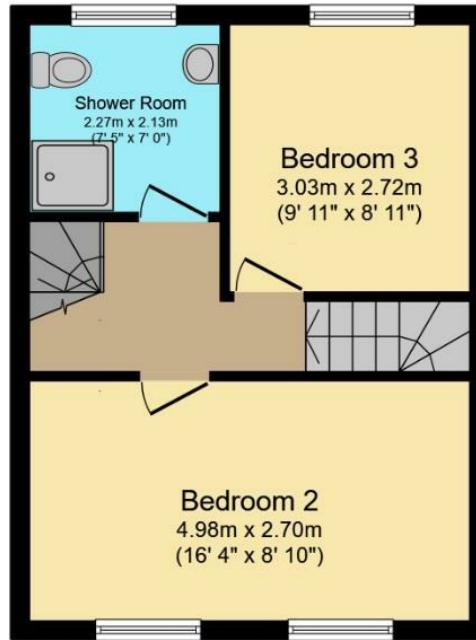
We highly recommend an internal viewing of this to truly appreciate what this property and its fantastic location has to offer!



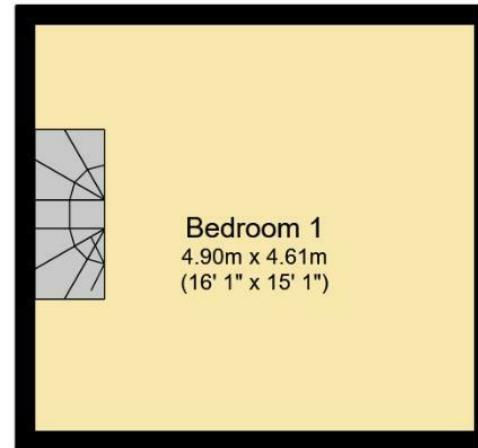
Ground Floor
Floor area 36.8 sq.m. (396 sq.ft.)

Total floor area: 93.3 sq.m. (1,005 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



First Floor
Floor area 33.6 sq.m. (362 sq.ft.)



Second Floor
Floor area 23.0 sq.m. (247 sq.ft.)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
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Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		
England & Wales		

Living Room

12'11" x 11'11"

Engineered oak flooring, single glazed sash window to front, stairs to first floor, radiator, power points

Kitchen

17'11" x 12'11"

Limestone tiled flooring with underfloor heating, wall and base units, breakfast island with Belfast sink, built in oven and hob, integrated dishwasher, double doors to garden, roof lantern, radiator, power points

Bedroom One

16'1" x 15'1"

Carpeted flooring, double glazed sash window to rear, radiator, power points

Bedroom Two

16'4" x 8'10"

Carpeted flooring, single glazed window to front, original fireplace, built in wardrobe, radiator, power points

Bedroom Three

9'11" x 8'11"

Carpeted flooring, double glazed sash window to rear, built in wardrobe, radiator, power points

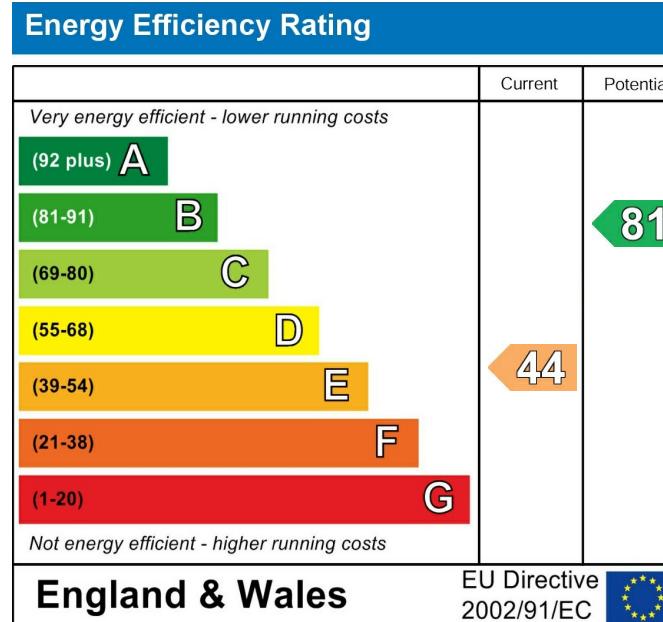
Shower Room

7'5" x 7'

Porcelain tiled flooring with underfloor heating, double glazed sash widow to rear, part tiled walls, low flush WC, sink, walk in shower

Garden

Paved patio, lawn, mature trees and shrubs



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.









