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The Hollies, 3 Hints Road, Hopwas, Tamworth, B78 3AB

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Asking Price £595,000

HUNTERS OF TAMWORTH are thrilled to be offering FOR SALE this impressive character, four bedroom, detached family home **WITH NO ONWARD CHAIN**, located in the sought-after village of Hopwas.

'The Hollies' is an exceptional Victorian house with many original features. Overlooking the old village green, it is on the market for the first time in 60 years.

This unique 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, this property is a perfect family home.

In brief, this property comprises; An entrance hall, sitting room, lounge, dining room, downstairs WC, kitchen, pantry, cellar, four double bedrooms, a shower room En-Suite, a family bathroom, boarded loft space, boiler room, double garage and enclosed garden with 3x brick built with slate roofing outbuildings including a store house. To the front of the property is a private and enclosed in and out driveway with parking for multiple vehicles. To the rear of the property is an impressive walled garden with direct gated access onto canal and 1/4 of an acre of land including paved patio and lawn areas.

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Ground Floor

Floor area 134.4 sq.m. (1,447 sq.ft.)



First Floor

Floor area 97.0 sq.m. (1,044 sq.ft.)



Double Garage

Floor area 35.7 sq.m. (384 sq.ft.)

Total floor area: 267.1 sq.m. (2,875 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.ie



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

Frontage

In and out driveway, private and enclosed

Entrance hallway

Carpeted, with original Victorian tiled flooring beneath, stairs to first floor, radiator, ceiling light

Sitting Room

16'3" x 13'

Carpeted flooring, sash windows to front and side with original Victorian shutters, ceiling light, power points, radiator

Lounge

16'3" x 13'1"

Carpeted flooring, sash windows to front and side with original Victorian shutters, open fire, ceiling light, power points, radiator

Dining Room

13'9" x 13'1"

Carpeted flooring, sash window to side with original shutters and built-in cupboards, ceiling light, storage cupboard, power points, radiator

Downstairs WC

Wood effect laminate flooring, window to side, low flush WC, part tiled walls, sink, radiator, ceiling light

Kitchen

11'10" x 11'10"

Original Victorian tiled flooring, window to side, wall and base units, stainless steel sink and drainer, plumbing for washing machine, plumbing for dishwasher, ceiling light, power points, radiator

Pantry

Original tiled flooring and shelving, window to rear, ceiling light, power points

Cellar**Bedroom 1**

16'1" x 12'9"

Carpeted flooring, sash window to front, built-in wardrobes, door to jack-and-jill shower room, ceiling light, power points, radiator

Shower Room

6'4" x 5'9"

Carpeted flooring, sash window to front, walk in shower, sink and vanity unit, ceiling light, radiator

Bedroom 2

16'3" x 13'

Carpeted flooring, sash window to front and side, feature fireplace, ceiling light, power points, radiator

Bedroom 3

13'8" x 13'

Carpeted flooring, Sash window to side, ceiling light, power points, radiator

Bathroom

Tiled flooring, window to rear and side, low flush WC, bath, sink, ceiling light, radiator

Bedroom 4

11'10" x 11'10"

Carpeted flooring, sash window to rear, feature fireplace, ceiling light, power points, radiator

Linen Room

Window to side, ceiling light, shelves

Loft

Large boarded and insulated loft, with ladder; potential to extend to upper storey.

Double Garage

Up and over door, window to rear and side, door to garden, ceiling light, power points

Garden

1/4 acre garden, paved patio area, 3x brick-built with

slate roofing outbuildings (one having power points and a ceiling light), lawn, mature borders, gate to canal, brick wall surrounding the garden.

Apple Store

16'7" x 7'6"

Brick-built with slate roofing.

Outbuilding 1

7'6" x 5'6"

Brick-built with slate roofing.

Outbuilding 2

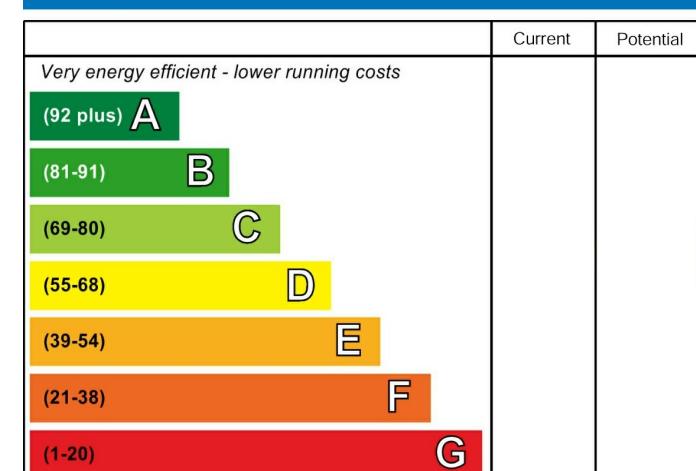
9' x 5'6"

Brick-built with slate roofing.

Outbuilding 3

7'6" x 5'6"

Brick-built with slate roofing.

Energy Efficiency Rating

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, fitted) to the property. In these particulars, 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.

EU Directive 2010/31/EU

England & Wales







