



8 Nursery Lane, Hopwas, Tamworth, Staffordshire, B78
3AS

Bill Tandy
and Company
INDEPENDENT PROFESSIONAL ESTATE AGENTS

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£575,000

Bill Tandy and Company are delighted to offer for sale this Extended Detached Bungalow enjoying arguably one of the best settings in the sought after Village of Hopwas. This canal side setting is located in the heart of the Village and within walking distance to the two popular Village Pubs with a variety of nearby facilities found in the Cathedral City of Lichfield or Tamworth Town Centre. Council Tax band D.

SETTING

The bungalow is set on a private gated drive of only four properties with gardens to front walking down to a canal side setting with potential and ideal mooring of a narrow boat.

PROPERTY

The bungalow which needs to be viewed to be fully appreciated comprises a porch, L-shaped hallway, lounge/dining room, superb extended dining family kitchen with bi-fold doors to rear, three bedrooms and bathroom. Externally the property enjoys superb gardens to front and rear, parking for numerous cars to front and side, carport and larger than average garage. The bungalow would also lend itself to further extensions or additions in light of the superb plot (subject to permissions required).

LOCATION

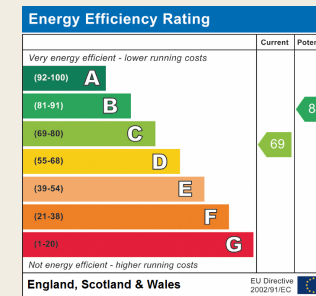
Hopwas is a picturesque village in the heart of Staffordshire located close the Cathedral City of Lichfield and on the edge of both Tamworth and Sutton Coldfield. The Village enjoys wonderful walks found within Hopwas Wood with village pubs including the Tame Otter and Red Lion. A comprehensive range of shops, restaurants and food supermarkets are found a short distance away at Tamworth Ventura Retail Park.

MOORING

There is the potential mooring for up to a 50 foot boat subject to waterways approval.

COUNCIL TAX

Band D.



TENURE

Our client advises us that the property is Freehold. Should you proceed with the purchase of the property these details must be verified by your solicitor.

VIEWING

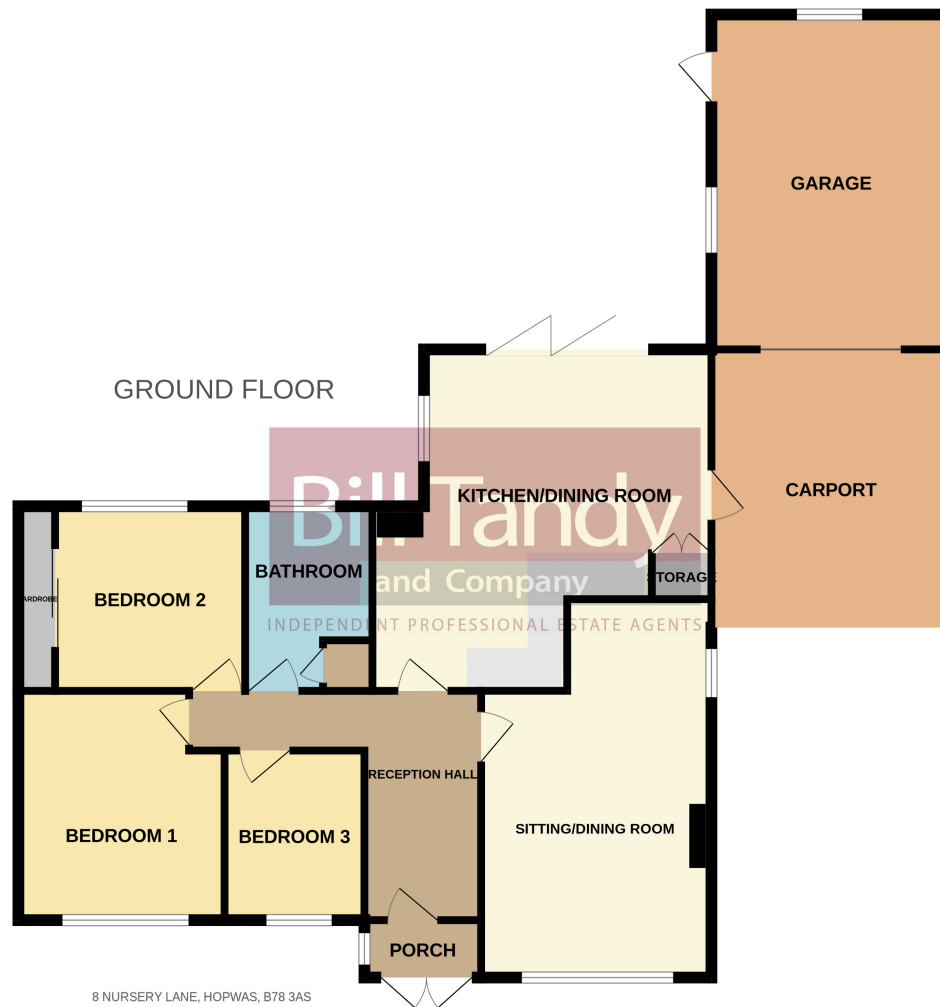
By arrangement with the Selling Agents, Bill Tandy and Company, 3 Bore Street, Lichfield, Staffordshire, WS13 6LJ on 01543 419400 or lichfield@billtandy.co.uk

Whilst we endeavour to make our sales details accurate, if there is any point which is of importance to you, please contact the office, particularly if travelling some distance to view the property. Likewise the mention of any appliance and/or services does not imply that they are in full and efficient working order.





These details represent the opinions of Bill Tandy and Co who are Agents for the Vendors. No warranty or guarantee can be given concerning the condition of this property or any part of it. These particulars do not form a contract or any part thereof. All measurements and distances are approximate and buyers are advised to instruct a Solicitor to check the Deeds, and a Surveyor to check to condition of the property.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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