



1 Riversdale Cottages, School Lane, Hopwas, Tamworth,
Staffordshire, B78 3AD

Bill Tandy
and Company

INDEPENDENT PROFESSIONAL ESTATE AGENTS

1 Riversdale Cottages, School Lane, Hopwas, Tamworth, Staffordshire, B78 3AD

£399,950 Offers over

Bill Tandy and Company, Lichfield, are delighted in offering for sale this superbly presented, extended and updated semi detached cottage located in the heart of the desirable village of Hopwas. There are facilities within walking distance including the Thomas Barnes primary school, whilst a comprehensive range of facilities can be found in the cathedral city of Lichfield and Tamworth town centre. This charming semi detached cottage needs to be viewed to be fully appreciated offering two reception rooms sharing a double sided cast-iron log burner, extended dining family kitchen, guests cloakroom, three first floor bedrooms, recently re-fitted bathroom and a loft storage room. There is parking to the front on a gravelled driveway and there is a superb sweeping garden to the rear.



CANOPY PORCH

with wooden front entrance door which opens to:

DINING FAMILY ROOM

3.72m x 3.56m (12' 2" x 11' 8") having double glazed window to front, column radiator, wooden floor and superb double sided cast-iron log burner set on a flagstone hearth.

OPEN PLAN FAMILY DINING KITCHEN

6.73m max x 3.77m max (22' 1" max x 12' 4" max) one of the distinct features of the property is this superb open space providing a great entertaining area and having ceiling spotlighting, double glazed windows to rear and side, French doors to garden, oak floor, high gloss cupboards with quartz work tops above, tiled splashback surround, wall mounted cupboards with under-cupboard lighting, inset one and a half bowl composite sink with swan neck mixer tap, stainless steel six ring gas hob, inset AEG double oven and grill, integral Baumatic microwave, plinth lighting and spaces ideal for fridge/freezer, washing machine and dishwasher.

INNER HALLWAY

having column radiator, stairs to first floor and doors to:

SITTING ROOM

4.31m x 3.20m max (14' 2" x 10' 6" max) having double glazed window to front, skylight window, radiator, exposed oak flooring, ceiling spotlighting and access to the double sided cast-iron log burner on a flagstone hearth.

GUESTS CLOAKROOM

having radiator and an updated suite comprising vanity unit with inset wash hand basin and low flush W.C.

FIRST FLOOR LANDING

having doors leading off to:



BEDROOM ONE

3.77m max x 3.56m (12' 4" max x 11' 8") having double glazed window to front, radiator, fitted wardrobes and a paddle staircase leading to the loft room.

BEDROOM TWO

4.88m max x 2.76m (16' 0" max x 9' 1") having double glazed window to front and radiator.

BEDROOM THREE

3.31m x 2.66m max (10' 10" x 8' 9" max) having double glazed window to rear and radiator.

RE-FITTED BATHROOM

2.92m x 2.00m (9' 7" x 6' 7") this superbly updated bathroom has double glazed window with Plantation window shutters to rear, chrome towel rail, contemporary updated suite comprising Villeroy and Boch wall mounted vanity unit with inset wash hand basin, low flush W.C., bath and shower cubicle with twin headed shower appliance over, tiling to full ceiling height and ceiling spotlighting.



LOFT ROOM

approached via a paddle staircase from bedroom one this superb loft room has Velux skylight window to rear, ceiling spotlighting, Viessmann boiler and radiator.

OUTSIDE

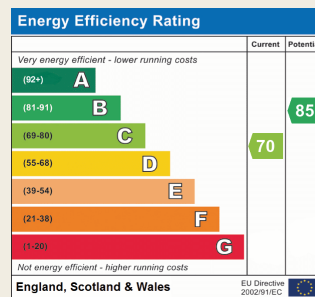
To the front of the property is a double width gravelled driveway providing parking and leading to the front entrance door. To the rear of the property is a decked patio area and steps rise to a shaped lawn, further generous paved rear terrace, shed and rear gated access.

COUNCIL TAX

Band D.

FURTHER INFORMATION/SUPPLIES

Mains drainage, water, electricity and gas connected. Broadband connected. For broadband and mobile phone speeds and coverage, please refer to the website below: <https://checker.ofcom.org.uk/>



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.

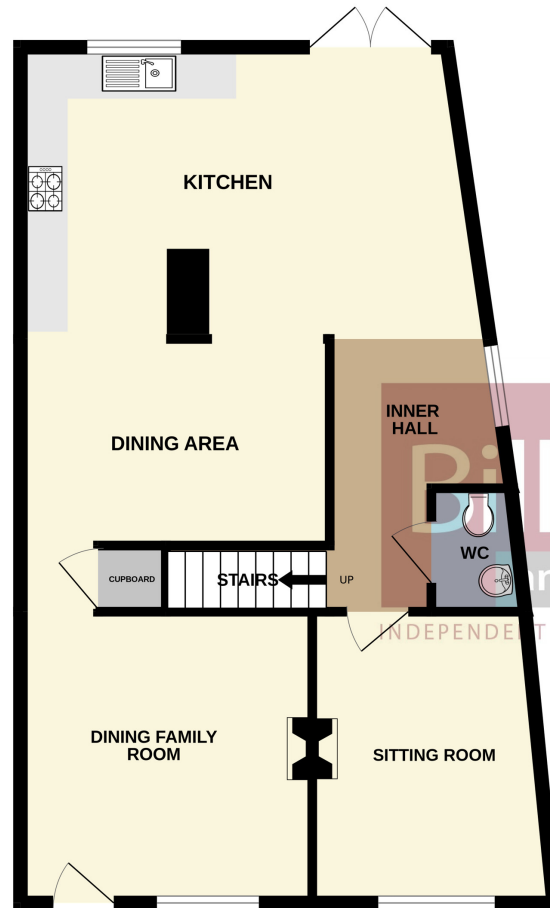


VIEWING

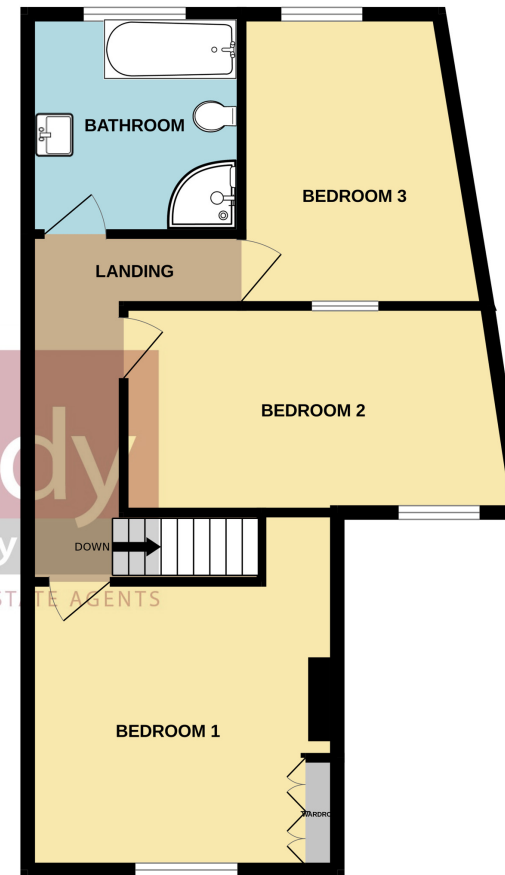
By arrangement with the Selling Agents, Bill Tandy and Company, 3 Bore Street, Lichfield, Staffordshire, WS13 6LJ on 01543 419400 or lichfield@billtandy.co.uk

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.

GROUND FLOOR



1ST FLOOR



1, RIVERSDALE COTTAGES SCHOOL LANE HOPWAS TAMWORTH B78 3AD

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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