

17 Two Trees Close, Hopwas, Tamworth, Staffordshire,  
B78 3BG

**Bill Tandy**  
and Company  
INDEPENDENT PROFESSIONAL ESTATE AGENTS

## 17 Two Trees Close, Hopwas, Tamworth, Staffordshire, B78 3BG

# £560,000

Bill Tandy and Company, Lichfield, are delighted to offer for sale this generously sized family home within the heart of the desirable village of Hopwas. Two Trees Close, built by Miller Homes, is superbly positioned in a courtyard setting of affluent homes with a range of village facilities within walking distance. Further amenities can be found nearby in Tamworth town centre and the cathedral city of Lichfield. The property needs to be viewed to be fully appreciated and comprises entrance porch, hall, guests cloakroom, generously sized through lounge, re-fitted open plan dining kitchen, four first floor bedrooms, two having en suite facilities, and a family bathroom. The property is located on a corner position with a single garage, parking to side and gardens to side and rear.



### ENTRANCE PORCH

approached via a front door and having internal door to:

### RECEPTION HALL

having stairs to first floor with under stairs storage cupboard, radiator, laminate flooring and doors to:

### GUESTS CLOAKROOM

having a modern suite comprising pedestal wash hand basin and low flush W.C., and radiator.

### THROUGH LOUNGE

5.81m x 4.26m (19' 1" x 14' 0") a superb sized room having double glazed windows to front and rear, French doors to garden, two radiators and feature fireplace.

### OPEN PLAN DINING KITCHEN

5.73m x 3.40m (18' 10" x 11' 2") superbly re-fitted and having double glazed windows to front and rear, French doors to rear garden, a range of contemporary units comprising base cupboards and drawers surmounted by preparation work tops, inset stainless steel one and a half bowl sink unit, integrated dishwasher and washing machine, space for fridge/freezer, island unit with base storage and breakfast bar area, concealed space for boiler, ceiling spotlighting and radiator.

### SNUG/OFFICE

3.20m x 2.56m (10' 6" x 8' 5") currently used as a snug, but could also be ideal as an office for working from home having two double glazed windows to front and radiator.

### FIRST FLOOR LANDING

having double glazed window to rear, radiator, loft hatch and doors to:

### MASTER BEDROOM

3.75m x 3.27m (12' 4" x 10' 9") having double glazed window to front, radiator, laminate floor and door to:



### DRESSING ROOM

having double glazed window to rear, superb range of fitted wardrobes and door to:

### MASTER EN SUITE SHOWER ROOM

having double glazed window to rear, radiator, ceiling spotlighting and suite comprising pedestal wash hand basin, low flush W.C. and shower cubicle with shower over.

### BEDROOM TWO

3.52m x 2.85m (11' 7" x 9' 4") having double glazed window to rear, radiator, fitted wardrobes and door to:

### EN SUITE SHOWER ROOM

having suite comprising pedestal wash hand basin with tiled surround, low flush W.C. and shower cubicle with shower appliance over, radiator, ceiling spotlighting and airing cupboard.

### BEDROOM THREE

3.60m x 2.78m (11' 10" x 9' 1") having double glazed window to front and radiator.

### BEDROOM FOUR

2.57m x 2.17m (8' 5" x 7' 1") having double glazed window to front, radiator and laminate floor.



## BATHROOM

having double glazed window to rear, radiator and suite comprising pedestal wash hand basin with tiled surround, low flush W.C. and bath with shower attachment over.

## OUTSIDE

Set to the left corner of the property is parking leading to a detached garage. To the rear of the property is a landscaped garden having paved patio area, shaped lawn beyond with trees and shrubs for screening and additional corner patio area. To the left hand side of the property is a paved courtyard style garden with gate to front.

## GARAGE

being approached via a vehicular entrance door and having personal access door to rear garden.

## COUNCIL TAX

Band F.

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

## 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.

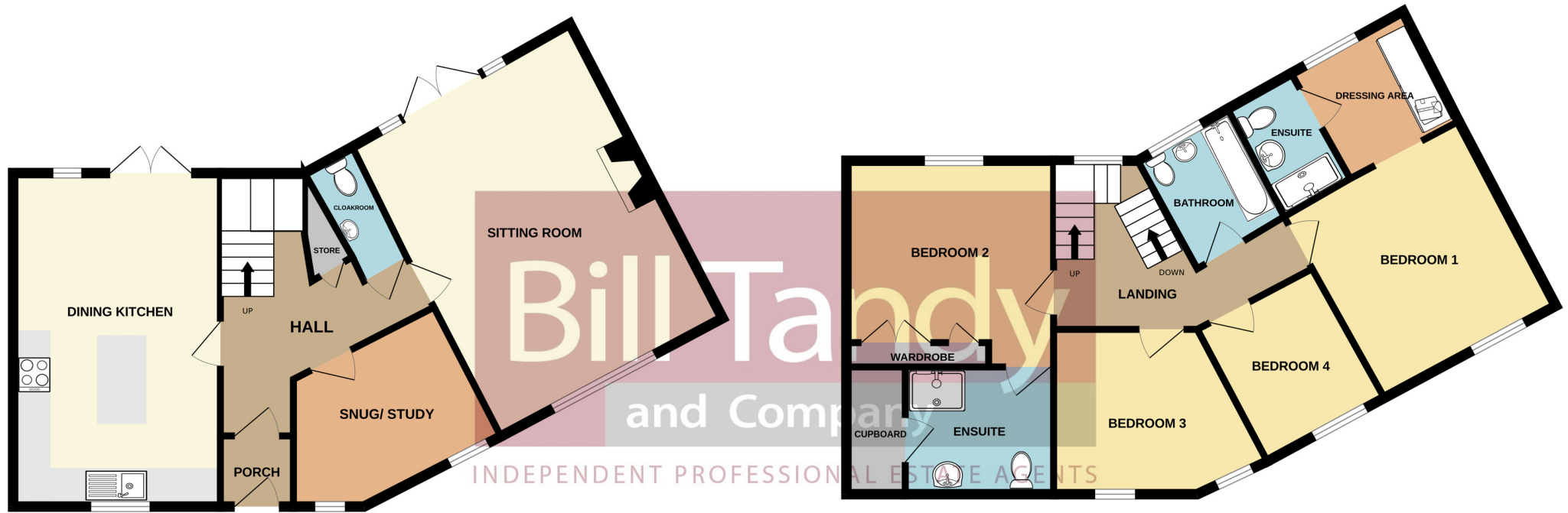
## VIEWING

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



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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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