



Paladin 89 Watling Street, Hints, Tamworth, Staffordshire
, B78 3DE

Bill Tandy
and Company
INDEPENDENT PROFESSIONAL ESTATE AGENTS

Paladin 89 Watling Street, Hints, Tamworth, Staffordshire, B78 3DE

£450,000

Enjoying a lovely setting within the popular village of Hints, this perfectly positioned property offers tremendous scope and potential. The location benefits not only from far-reaching countryside views and backing onto woodland, but also is perfect for taking advantage of the comprehensive facilities in Lichfield, Tamworth and Sutton Coldfield. Available with the benefit of no upward chain and vacant possession the property has a generous accommodation layout, but given the extent of the plot an imaginative buyer would clearly be able to see the full potential. Opportunities to purchase in the area are relatively scarce and an early viewing would therefore be strongly recommended.



ENCLOSED ENTRANCE PORCH

being UPVC double glazed and having light point and inner obscure glazed entrance door and side screen opening to:

RECEPTION HALL

with stairs leading off and radiator.

FITTED GUESTS CLOAKROOM

having W.C., pedestal wash hand basin with tiled splashback, obscure glazed window to side and radiator.

THROUGH LOUNGE

5.42m x 3.66m (17' 9" x 12' 0") having secondary glazed picture window to front with far-reaching countryside views, further wide window to rear with French door to the garden, double radiator, tiled fireplace and coving.

DINING ROOM

3.15m x 2.71m (10' 4" x 8' 11") having secondary glazed window to front, coving and radiator.

BREAKFAST KITCHEN

3.80m x 3.64m (12' 6" x 11' 11") having ample pre-formed work surface space with base storage cupboards and drawers, matching wall mounted storage cupboards including glazed display cabinets, integrated fridge with matching fascia, washing machine and electric cooker (neither tested), one and a half bowl stainless steel sink unit with mixer tap, tiled splashback, space for breakfast table, radiator, window overlooking the rear garden, walk-in pantry store cupboard with light and shelving and door to outside.

FIRST FLOOR LANDING

having loft access hatch and built-in airing cupboard with pre-lagged hot water cylinder and linen shelving.



BEDROOM ONE

4.94m x 3.64m (16' 2" x 11' 11") having wide UPVC double glazed dormer window to front with glorious countryside views, two double doored full height and width wardrobes and radiator.

BEDROOM TWO

3.29m x 3.10m (10' 10" x 10' 2") having double doored built-in wardrobe, wide UPVC double glazed window to front again with lovely views and radiator.

BEDROOM THREE

2.73m x 2.36m (8' 11" x 7' 9") having UPVC double glazed window to rear overlooking the garden up to neighbouring woodland, double doored built-in wardrobe and radiator.

BATHROOM

having suite comprising panelled bath with Triton electric shower fitment, pedestal wash hand basin, radiator, ceramic tiling, electric shaver point, medicine cabinet, obscure UPVC double glazed window and radiator.

SEPARATE W.C.

having W.C. and window to side.



OUTSIDE

The property is set well back off the road with a deep foregarden with generous driveway providing extensive parking flanked by lawned foregardens with hedge perimeters and gated entrances to each side of the property leading round to the rear garden. To the rear of the property is a very generous garden, set principally to lawn, with fenced perimeters, patio area, and an established private backdrop onto neighbouring woodland.

GARAGE

5.09m x 2.95m (16' 8" x 9' 8") approached via an up and over entrance door and having window to side, door to garden, light, power and useful shelving.

BOILER ROOM

housing the oil fired central heating boiler and having an adjacent store room.

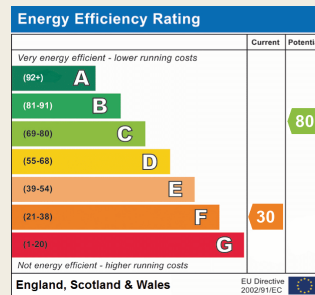
COUNCIL TAX

Band E.



FURTHER INFORMATION

Mains drainage, water and electricity connected. There is no mains gas. Telephone connected. For broadband and mobile phone speeds and coverage, please refer to the website below: <https://checker.ofcom.org.uk/>



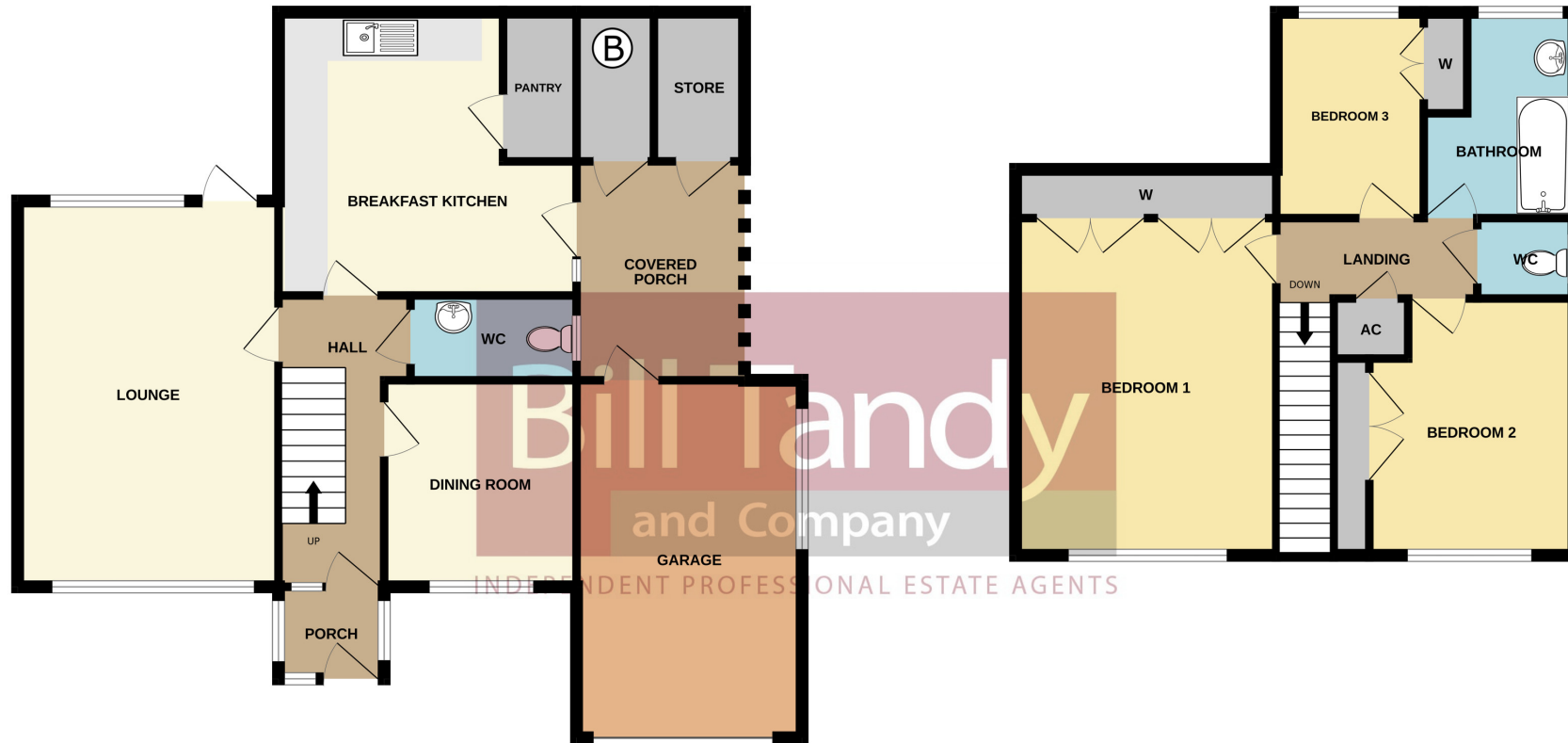
VIEWING

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



PALADIN, 89 WATLING STREET, HINTS B78 3DE

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.
 Made with Metropix ©2024

3 Bore Street, WS13 6LJ
 lichfield@billtandy.co.uk
 Tel: 01543 419400

www.billtandy.co.uk



Bill Tandy
 and Company

INDEPENDENT PROFESSIONAL ESTATE AGENTS