







Lichfield Road

Hopwas, Tamworth, B78 3AQ

£795,000

Property Features

- Substantial five bedroom detached family home
- Located in the highly sought after Hopwas Hill area
- Immaculately presented throughout
- Spacious living room with attractive bay window
- Separate dining room opening into a conservatory
- Impressive kitchen/dining room with extensive fitted units
- Practical utility room and guest WC
- Integral garage and extensive driveway parking
- Principal bedroom with en-suite shower room
- Beautifully landscaped rear garden with patio and mature outlook



Full Description

Occupying an enviable position within the highly sought after area of Hopwas Hill, this substantial and immaculately presented five bedroom detached family home offers an exceptional combination of generous living space, high-quality presentation and beautifully maintained gardens. Extended and thoughtfully arranged, the property provides versatile accommodation ideally suited to modern family life, with multiple reception areas, a spacious kitchen/dining room, conservatory, utility room, integral garage and five well-proportioned bedrooms.
The home enjoys an impressive frontage with extensive driveway parking and a mature rear garden backing onto attractive greenery. Throughout, the property has been meticulously maintained, creating a bright and welcoming environment ready for immediate occupation.



THE FORE

Set back from the road behind a substantial driveway, the property makes an outstanding first impression. The attractive detached residence is framed by established planting and generous frontage, while the large driveway provides ample off-road parking for multiple vehicles and access to the integral garage.
Positioned within one of the area's most desirable residential locations, the property enjoys a peaceful setting and strong kerb appeal. The well-maintained exterior reflects the standard of presentation found throughout the home and immediately conveys the quality of accommodation on offer.



GROUND FLOOR

The accommodation begins with a welcoming entrance hall featuring a staircase rising to the first floor and access to a convenient guest WC. Positioned to the front of the property, the spacious living room benefits from a large bay window and provides an elegant setting for relaxation, with a warm and inviting atmosphere enhanced by its generous proportions. Beyond the living room, the accommodation flows into a separate dining room which creates an excellent space for entertaining and family gatherings. The dining room connects directly to the conservatory, a bright and versatile addition that enjoys attractive views across the rear garden and provides an ideal place to relax throughout the year.
The heart of the home is the impressive kitchen/dining room, fitted with an extensive range of contemporary units, generous worktop space and integrated appliances. The room comfortably accommodates dining furniture and serves as a superb social hub for everyday family life. Adjoining the kitchen is a practical utility room offering additional storage and appliance space, while internal access to the integral garage further enhances the property's functionality.



LIVING ROOM
11' 3" x 19' 8" (3.43m x 5.99m)

DINING ROOM
14' 2" x 9' 7" (4.32m x 2.92m)

KITCHEN/DINER
13' 3" x 12' 6" (4.04m x 3.81m)

UTILITY ROOM
5' 5" x 9' 7" (1.65m x 2.92m)

WC
2' 7" x 5' (0.79m x 1.52m)

FIRST FLOOR
The first floor is arranged around a spacious central landing which provides access to five bedrooms, the family bathroom, en-suite facilities and numerous built-in storage cupboards. The thoughtful layout maximises both space and practicality, making the property ideally suited to larger families. The principal bedroom is particularly impressive, benefiting from extensive fitted storage and a private en-suite shower room. Four further bedrooms provide flexible accommodation suitable for family members, guests, home working or hobby rooms, with several rooms also enjoying fitted wardrobes and storage solutions. The family bathroom is fitted with a modern suite incorporating a bath, separate shower enclosure, wash hand basin and WC, serving the remaining bedrooms comfortably.

BEDROOM ONE
14' x 16' 9" (4.27m x 5.11m)

BEDROOM ONE EN-SUITE
7' 6" x 8' 4" (2.29m x 2.54m)

BEDROOM TWO
11' 3" x 13' 1" (3.43m x 3.99m)

BEDROOM THREE
11' 9" x 9' 7" (3.58m x 2.92m)

BEDROOM FOUR
8' 4" x 9' 7" (2.54m x 2.92m)

BEDROOM FIVE
6' 4" x 8' 2" (1.93m x 2.49m)

BATHROOM
10' 6" x 6' 4" (3.2m x 1.93m)

STORAGE
4' 2" x 4' 9" (1.27m x 1.45m)









THE REAR

A particular highlight of the property is the beautifully maintained rear garden, which provides an impressive outdoor setting to complement the generous accommodation within the home. Directly adjoining the property is a substantial paved patio, offering an excellent amount of space for outdoor dining, entertaining and seating during the warmer months. This area connects seamlessly with the particularly spacious conservatory, which provides a superb additional living area with ample room for a variety of furniture arrangements. With its generous proportions and outlook across the garden, the conservatory creates a wonderful transition between the home and its outdoor surroundings, making it an inviting space to relax and enjoy the garden throughout the year.

Beyond the patio, the garden opens onto an extensive lawn framed by mature planting, established borders and attractive landscaping, creating a wonderfully green and well-established setting. The generous depth of the garden provides plenty of room for families, entertaining and general outdoor enjoyment, while the thoughtful planting adds colour and character without detracting from the sense of space. Particularly appealing is the position at the rear, where the garden backs directly onto an open field, providing a delightful open outlook and enhancing the feeling of privacy and tranquillity. The combination of the substantial patio, expansive lawn, mature surroundings and open aspect makes the garden an exceptional feature of the property.



CONSERVATORY

13' 9" x 13' 2" (4.19m x 4.01m)

GARAGE

14' x 20' 6" (4.27m x 6.25m)

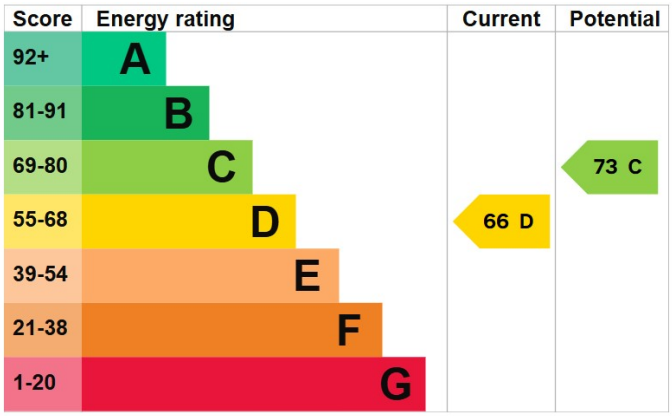
SUMMERHOUSE

7' 9" x 5' 9" (2.36m x 1.75m)



ANTI MONEY LAUNDERING

In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the Taylor Cole Estate Agents once an offer has been submitted and accepted (subject to contract) prior to Solicitors being instructed.



TENURE

We have been advised that this property is freehold however, prospective buyers are advised to verify the position with their solicitor / legal representative.

VIEWING

By prior appointment with Taylor Cole Estate Agents on the contact number provided.

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