



Wynberg School Lane, Hopwas
Tamworth B78 3AD

Downes & Daughters
ESTATE AGENCY

Wynberg School Lane, Hopwas
Tamworth B78 3AD
£395,000

A superb opportunity to acquire a three bedroom detached family home with delightful views towards Hopwas Woods to the rear, in need of updating, and occupying a substantial and wonderfully sunny plot. With the added benefit of a canal side location with potential for direct towpath access and offered for sale with no onward chain, this elegant period home is only moments away from the popular Tame Otter and Red Lion pubs, the Thomas Barnes Primary School and numerous canal and Hopwas Woods walks. Due to the large plot size the future potential, subject to relevant planning consents, is exciting. The accommodation currently comprises: Porch, entrance hallway, living room, dining room, kitchen, rear porch and a guest cloakroom on the ground floor and three bedrooms and a spacious bathroom on the first floor. Externally the flexible plot provides: An extensive lawned front garden, private driveway parking for a number of vehicles to the front, side and rear of the property, two detached single garages and a beautifully presented rear garden, drenched in sunlight from its open westerly and southerly aspects.

Viewing is essential to appreciate the desirable position of this attractive home, the wonderful views to the rear and its future potential.

GROUND FLOOR

Porch • Entrance Hallway • Living Room • Dining Room • Kitchen • Rear Porch • Guest Cloakroom

FIRST FLOOR

Landing • Bedroom One • Bedroom Two • Bedroom Three • Family Bathroom

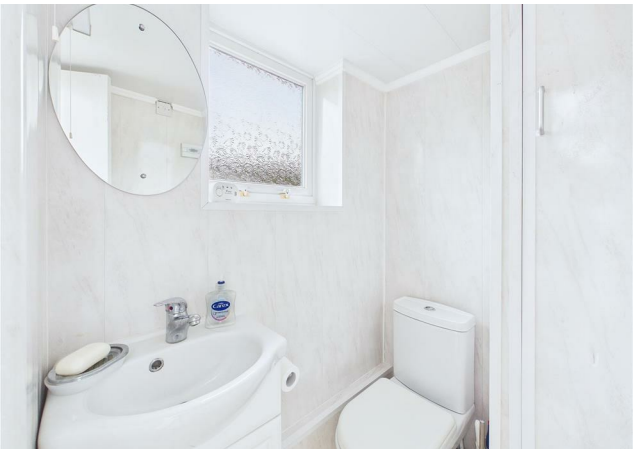
OUTSIDE

Extensive Lawned Front Garden • Gated Private Driveway Extending To The Side & Rear Of The Property • Two Detached Garages • Well Presented Lawned Rear Garden • Neat Boundary Hedging & Pleasant Views Towards Hopwas Woods

FURTHER INFORMATION

No Onward Chain • Freehold (TBC By Solicitor) • Council Tax Band E • Energy Rating D
• All Mains Services







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Approximate total area⁽¹⁾

1284 ft²
119.2 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		60
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		
Environmental Impact (CO ₂) Rating		
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		
England & Wales		



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