



SCHOOL LANE, HINTS, STAFFORDSHIRE

Carter Jonas

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Hints is a small, picturesque village in the Lichfield District of Staffordshire, England. It lies near Tamworth, along the historic Watling Street (formerly the A5), and is surrounded by rolling countryside and woodland.

There is easy access to the A5 along with the M6 Toll, A38 and M42 being a short drive away. Both Tamworth and Lichfield Trent Valley Stations offer regular services to Birmingham, London and Manchester.

The Old Coach House has been converted from the original coach house which served the adjacent Vicarage and provides well proportioned accommodation along with plentiful parking and gardens laid out to the front.

The accommodation comprises:-

Entrance Hall with wooden flooring and doors to the Living Room with dual aspect to the side and front elevations and having wooden flooring along with a log burner. The Dining Room is to the rear, again having wooden flooring along with containing the stairs up to the first floor and access to the Breakfast Kitchen which has a range of units. There is a conservatory to the rear which offers additional reception space along with a range of units for use as utility space. In addition there is also a shower room.

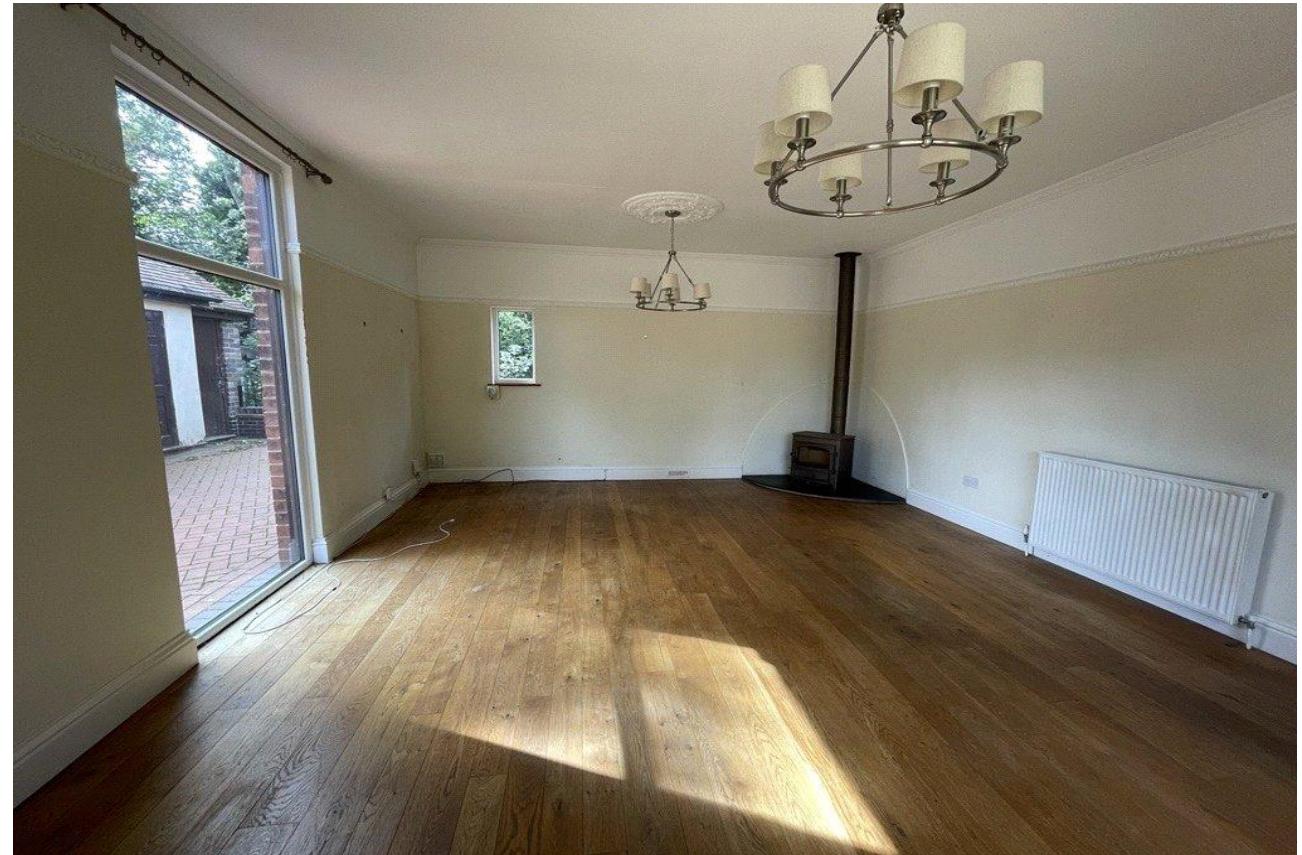
To the first floor the Master Bedroom is spacious and has dual aspect windows to the front and side of the property. Bedroom Two is a double bedroom having a double glazed window to the front. There is a family bathroom with a white suite and finally a third double bedroom with rear views over woodland.

Externally the gardens are mainly laid out to the front of the property and there is a block paved driveway with a good amount of parking. In addition to this is a double garage with an up and over door.

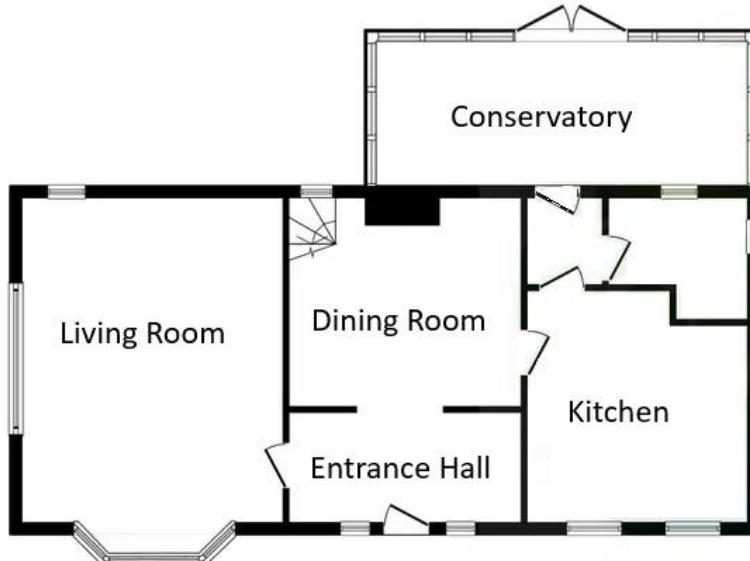
TENURE Freehold

LOCAL AUTHORITY Lichfield District Council

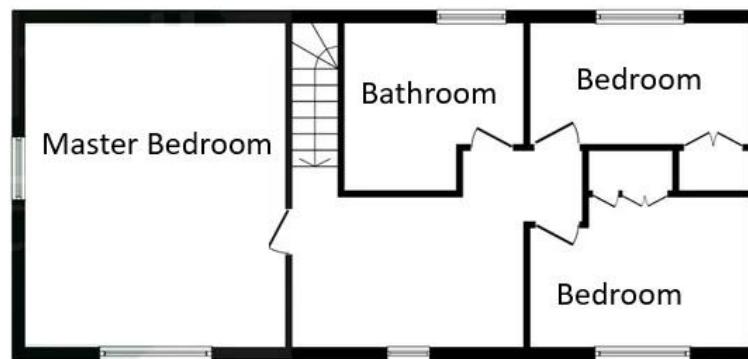
EPC BAND E







Ground Floor



First Floor

This plan is for illustration purposes only and is not to scale.

Infrastructures

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AGENTS NOTE:

This property is being sold by the Secretary of State for Transport. It was acquired in connection with the High Speed 2 rail project under a discretionary purchase scheme and has now been Declared surplus to requirement. Prospective purchasers will be buying the property in the knowledge of the HS2 scheme (details of which can be found at <https://www.hs2.org.uk>) and restrictions relating to future compensation claims in respect of the scheme will be included in the sales contract. The property is approximately 472m from the line.

IMPORTANT INFORMATION

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