



53 WATLING STREET HINTS, TAMWORTH B78 3DF

Detached house in an elevated position
Semi-rural location adjoining woodland
4 bedrooms & 3 reception rooms
Double garage & off-street parking

DESCRIPTION

The accommodation comprises an entrance porch and hall, with cloakroom off. The ground floor has a dining room, study, kitchen with range of cabinets and a useful separate utility room.

A spacious sitting room is located off a split level landing and has views towards countryside to front aspect, and views towards woodland to the rear.

To the first floor are four bedrooms, with one currently used as a dressing room, and a family bathroom.

Externally there is an integral double garage, off road parking and front and rear gardens.

LOCATION

M6 Toll - 2 miles
Tamworth Railway Station - 4.2 miles
Lichfield - 5.2 miles
Birmingham City Centre - 16.7 miles

All distances are approximate.

A FOUR BEDROOM DETACHED FAMILY HOUSE WITH THREE RECEPTION ROOMS. THE PROPERTY HAS A DOUBLE GARAGE AND MATURE GARDENS WITH WOODLAND BEHIND AND VIEWS TOWARDS COUNTRYSIDE TO THE FRONT



The property is being sold by the Secretary of State for Transport. It was acquired in connection with the HS2 project. Restrictions relating to future compensation claims in respect of the scheme will be included in the sale contract. The property is approximately 846m from the line.

Oil-fired central heating

Local Authority: Lichfield District Council

Council Tax: Band F

EPC Rating: D

According to Ofcom, Ultrafast broadband is available.

Mobile coverage is good outdoor.

Agents Note

Photos taken in 2022.

ADDITIONAL INFORMATION

Viewing: Strictly by appointment through the selling agents Carter Jonas - T: 01865 511444

Directions: B78 3DF

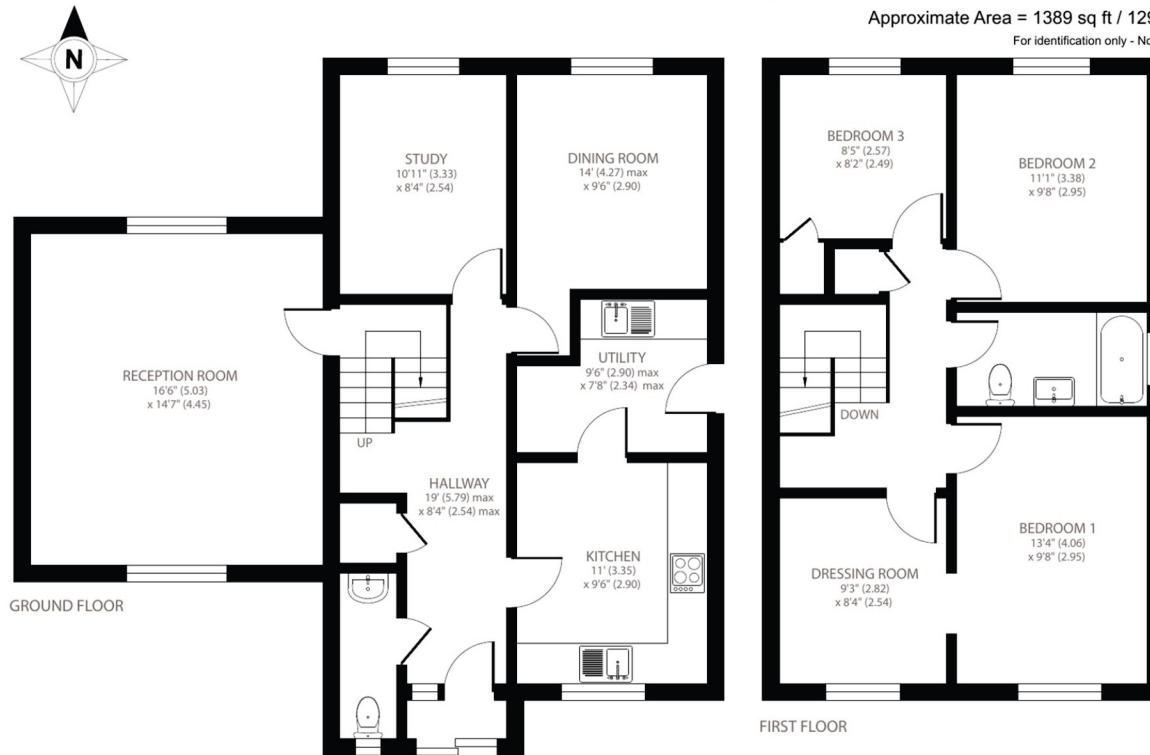
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Watling Street, Hints, Tamworth, B78

Approximate Area = 1389 sq ft / 129 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2022. Produced for Carter Jonas. REF: 829121



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		73
(55-68) D		
(39-54) E	47	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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IMPORTANT INFORMATION

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