



**WATLING STREET, HINTS  
TAMWORTH**

**Carter Jonas**

# WATLING STREET, HINTS, TAMWORTH B78 3DE

This spacious semi-detached family home is set well back from the road and enjoys lovely countryside views to the front.

The accommodation provides a good degree of flexibility with the ground floor providing a double aspect sitting/dining room which extends to over 25 ft in length, a family breakfast kitchen, rear inner hall, bedroom four/dining room, guest w.c. and a rear porch. To the first floor are three bedrooms and a large family bathroom.

The property has good sized gardens to the front with ample parking for several vehicles. The rear garden is terraced.

Immediately to the side of the property is an access which is shared with the neighbour and provides access to an area of woodland/paddock which extends to approx. 0.40 acres. N.B. This access is not shown on the land registry plan for the property and appears to be unregistered.

Located within a pleasant semi-rural village location equidistant to the Cathedral City of Lichfield and Tamworth and having easy access to the major road networks including the A5, A38, M6 toll and the M1 for destinations further afield. King Edwards VI in Lichfield is within easy travelling distance and for the sporting enthusiast the well-known Snow Dome complex in Tamworth offers swimming and leisure facilities.

Note to Purchasers: 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 selling agent will be able to provide further information on request.

**TENURE** Freehold

**SERVICES** Mains electricity, drainage and water. LPG Central Heating

**EPC BAND** E

## A 3/4 BEDROOM SEMI-DETACHED HOUSE WITH A SEPARATE WOODLAND/PADDOCK AND WONDERFUL VIEWS OVER THE SURROUNDING COUNTRYSIDE

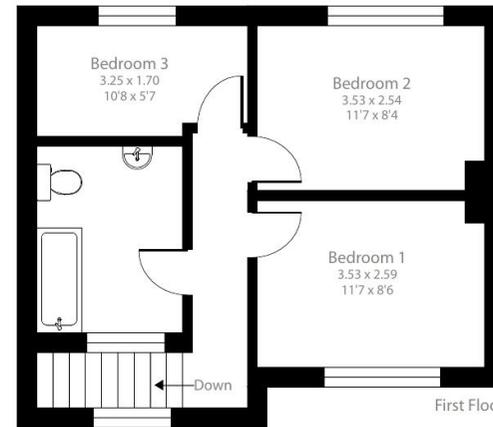
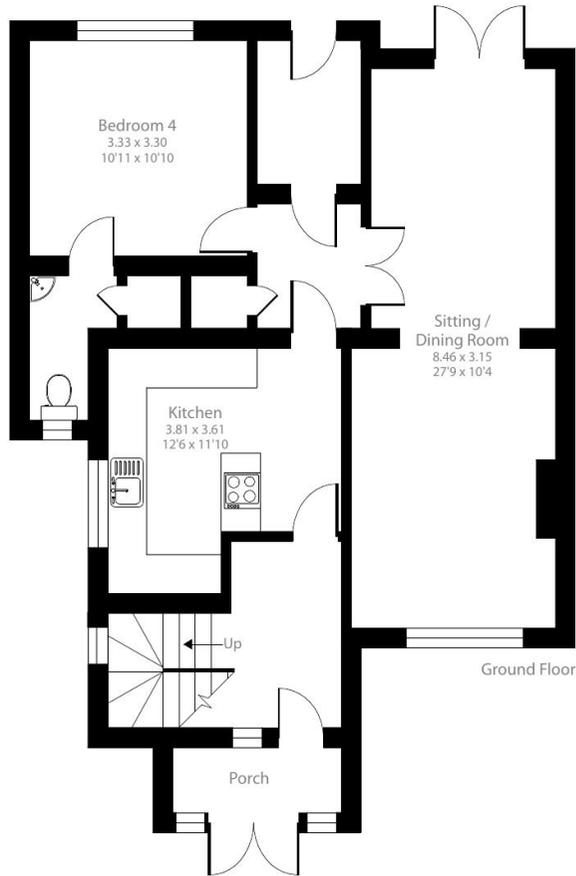




# Watling Street, Hints, Tamworth, B78

Approximate Area = 1249 sq ft / 116 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). © nchecon 2023. Produced for Carter Jonas. REF: 1020692

Energy Efficiency Rating		Current	Potential
Least energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		67
(39-54)	E	41	
(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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Classification L2 - Business Data