



Watling Street, Hints  
Tamworth, B78 3DF

Offers Over £500,000

Nestled in a private position with unrivalled views, 67 Watling Street is a stunning 3/4-bedroom split level family home that spans five floors. Thoughtfully extended and full of personality it offers a stylish and versatile living environment with surprising features around every corner. This exceptional property is now offered to the market chain free.

Set just ten minutes from Lichfield, with direct rail links to Birmingham and London and convenient access to the M42 and M6 toll, this 1970s property overlooks the picturesque village of Hints, offering a tranquil countryside setting within the Lichfield Borough. The house is perfectly positioned in the catchment areas of Shenstone and Whittington primary schools as well as King Edward VI Secondary School, Lichfield. It is conveniently close to Ventura Park, a popular retail attraction.

Located off Watling Street, the property occupies an end -plot , providing ample parking space.

- Lower Ground Floor: The basement offers flexibility with a fourth bedroom or a spacious office, perfect for working from home, accommodating guests, or pursuing hobbies. There is also generous storage running along the side of the house.
- Ground Floor: A standout feature of the home, the breakfast kitchen boasts a dining area with a double height ceiling and floor to ceiling glazing, flooding the space with natural light. This airy room opens directly into garden. The utility area completes this level.
- First Floor: The inviting living room features beautiful countryside views and flows seamlessly into a cosy family area with a log burner. Dual aspect windows offer glorious views over countryside to the front and woodlands to the rear.
- Second Floor: Bedroom three comes with built in wardrobes while a stylish family bathroom completes this level.
- Third Floor: The top floor houses two further double bedrooms including the principal bedroom with ensuite offering a quiet retreat above the rest of the home.

The rear garden bordered by woodland is a serene sanctuary offering a high level of privacy. Two patios create ideal spots for relaxing and entertaining.

This property offers the perfect balance of rural living and convenience. Families will appreciate the opportunity to experience a quieter, more relaxed lifestyle while still having easy access to urban amenities.



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**Hall**

**Living Room**  
**5.00m (16'5") x 4.45m (14'7")**

**Kitchen/Dining Room**  
**8.18m (26'10") x 2.47m (8'1")**

**Bedroom 4/Office**  
**4.83m (15'10") x 2.82m (9'3")**

**Storage**

**Utility**  
**6.92m (22'8") x 1.14m (3'9")**

**WC**

**Family Room**  
**6.65m (21'10") x 3.02m (9'11")**

**Bedroom 3**  
**4.45m (14'7") x 2.90m (9'6")**

**Bathroom**

**Bedroom 1**  
**3.81m (12'6") x 3.18m (10'5")**

**En-suite**

**Bedroom 2**  
**4.72m (15'6") x 2.69m (8'10")**



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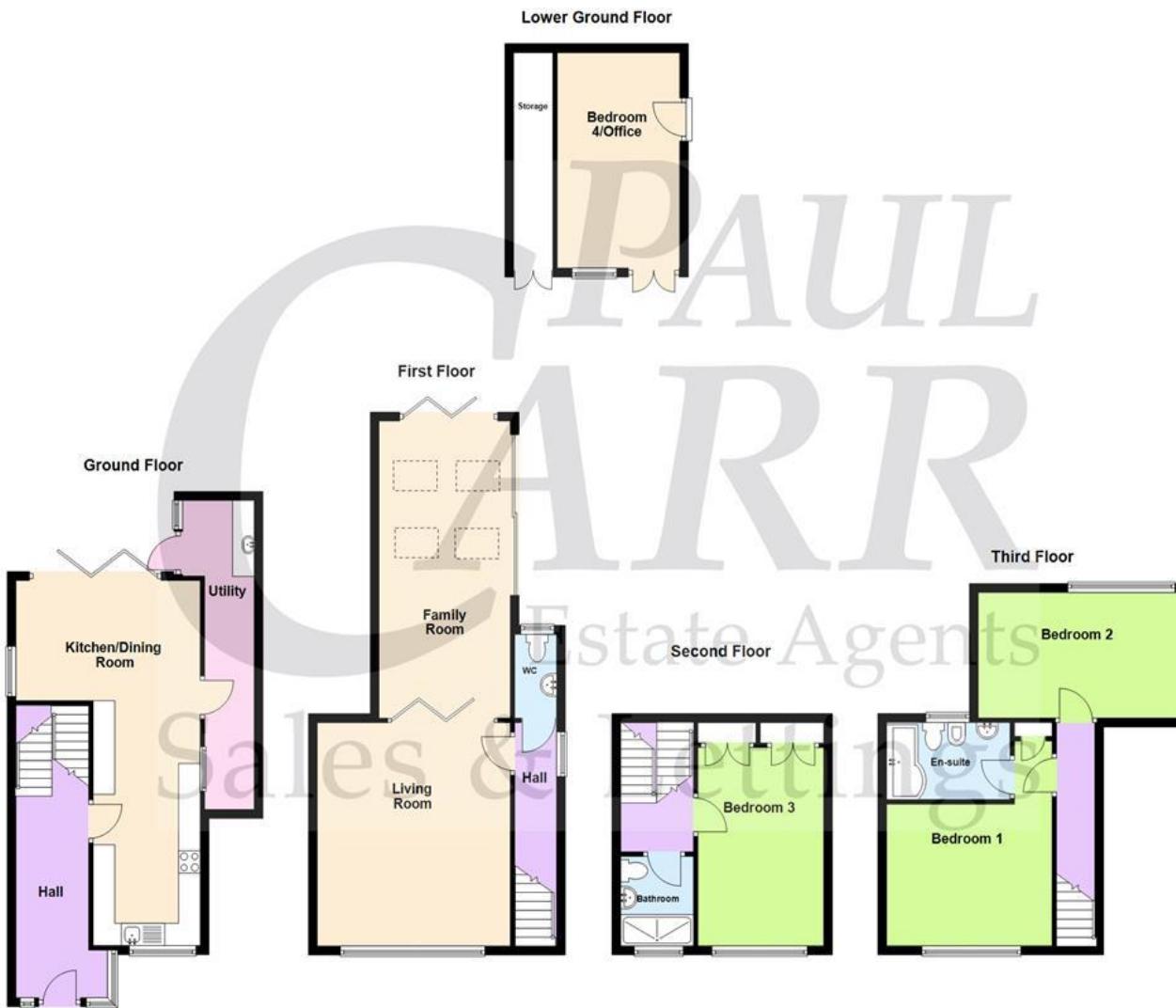


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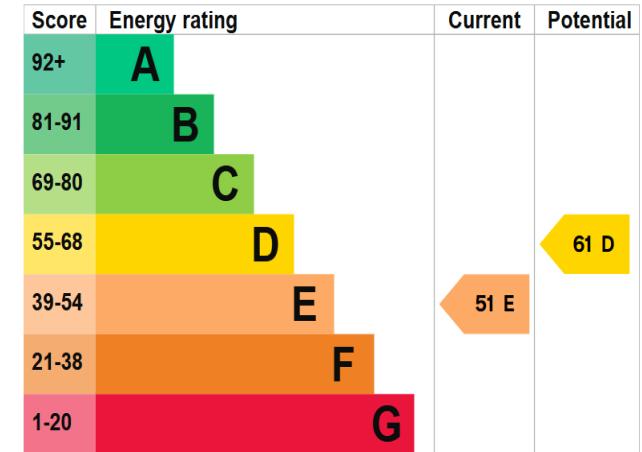


# Floor Plan

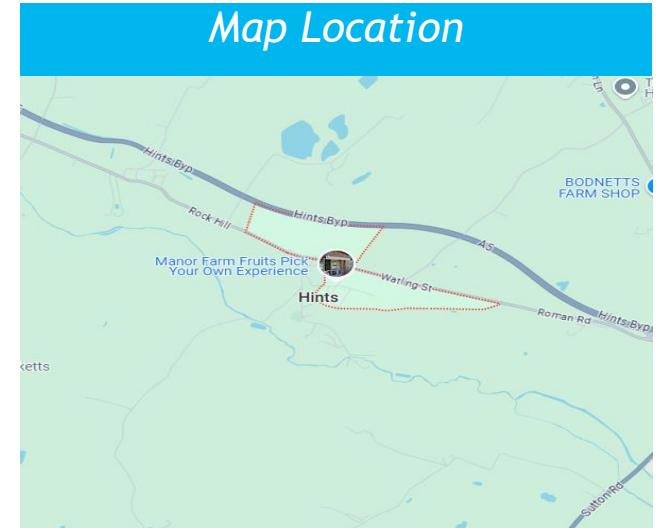
This floor plan is not drawn to scale and is for illustration purposes only



## Energy Performance Rating



## Map Location







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**Agent's Note:**

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