



SCHOOL LANE, HINTS B78 3DW

Carter Jonas



# MOORCROFT SCHOOL LANE HINTS, B78 3DW

A lovely 4 bedroom barn conversion forming part of a small complex of barn conversions within the well placed village of Hints. The accommodation is both spacious and flexible with a superb 34' by 21' triple aspect sitting room with brick fireplace and fitted log burner. The kitchen has a range of wall and base units with a brick chimney breast with fitted range cooker and adjacent utility room. A dining room, store and cloakroom complete the ground floor accommodation. The first floor provides a principal bedroom with contemporary ensuite with freestanding bath and separate shower, three further bedrooms and a family shower room.

Moorcroft has a good-sized part walled enclosed rear garden, a double garage to the side and an open plan front garden. There is parking to the front of the garage for two to three cars.

Moorcroft is located close to the heart of this pretty village close to the village Church. Hints lies off the Watling Street (the old A5) and is just 4 miles from the comprehensive amenities available at Tamworth, 5 miles from Lichfield and 7 miles from Sutton Coldfield as well as having easy access onto main roads leading to the A38, M42 and M6 Toll.

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

**LOCAL AUTHORITY** Litchfield District Council

**EPC BAND** C

**A SPACIOUS SEMI DETACHED BARN CONVERSION EXTENDING TO OVER 2600 SQUARE FEET WITH VIEWS TO THE CHURCH IN THIS WELL PLACED PRETTY VILLAGE.**











Denotes restricted  
head height

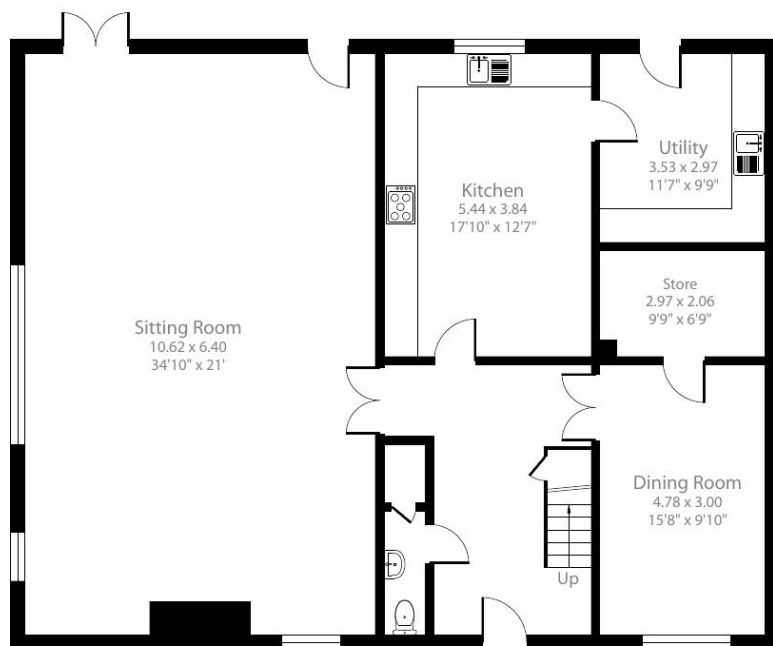
## Moorcroft, School Lane, Hints, Tamworth, B78

Approximate Area = 2272 sq ft / 211 sq m

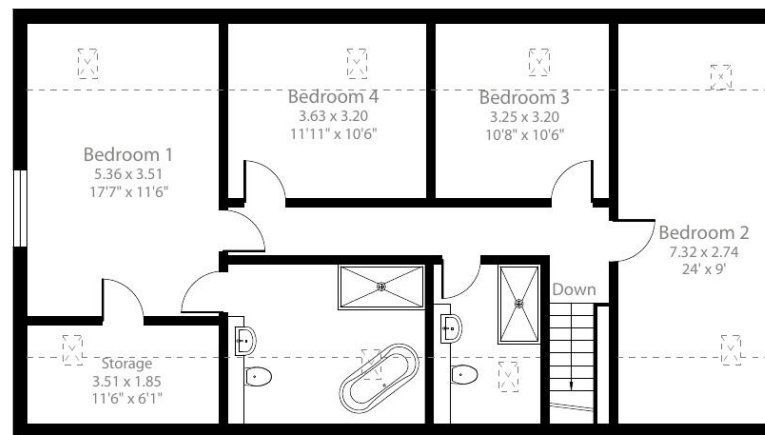
Limited Use Area(s) = 336 sq ft / 31.2 sq m

Total = 2608 sq ft / 242.2 sq m

For identification only - Not to scale



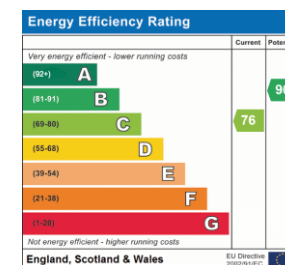
Ground Floor



First Floor



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Carter Jonas. REF: 1030864



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Classification L2 - Business Data