



Hopley Cottage 144 Hopley Road, Anslow, Staffordshire,  
DE13 9PZ



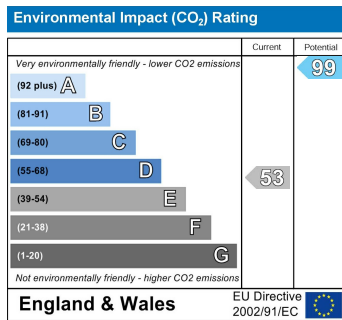
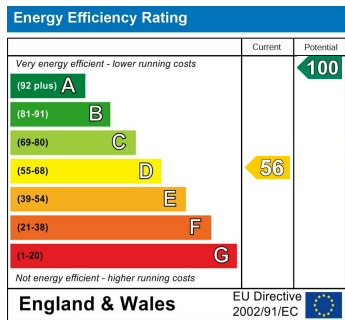


Enjoying panoramic rural views to all aspects in Hopley Cottage, a charming detached cottage benefitting from beautifully presented character interiors, three double bedrooms and a generous garden plot including ample parking and a detached garage with studio above offering ideal space for a home office. Having excellent potential to extend (STPP), Hopley Cottage underwent a substantial refurbishment by the current vendors and offers well proportioned accommodation over two floors with further potential to develop as desired. The interior comprises entrance hall, bespoke breakfast kitchen, dining room, sitting room, laundry and cloakroom to the ground floor, with three bedrooms to the first floor serviced by a family bathroom. Outside, the plot extends to a generous size, having a gated driveway with parking for numerous and larger vehicles, a bespoke wood store and a large detached garage with versatile studio above. Wrap around gardens extend to the rear and sides, offering plenty of space for outdoor entertaining whilst overlooking the idyllic views.

- Charming Detached Cottage
- Superb Potential to Extend (STPP)
- Two Reception Rooms
- Entrance Hall, Utility & Cloakroom
- Large Detached Garage with Studio Above
- Wealth of Character Throughout
- Panoramic Countryside Views
- Bespoke Breakfast Kitchen
- Three Double Bedrooms & Bathroom
- Gated Access to Ample Parking



Hopley Cottage lies on the outskirts of Anslow, a charming village nestled within idyllic Staffordshire countryside being a popular choice for those looking for a peaceful village life. Within the village itself are two pubs, a picturesque Church and the Moseley Academy School which feeds into John Taylor High School in Barton under Needwood, both of which maintain an Ofsted ‘Outstanding’ rating. The village has excellent links to local villages including Tutbury and Barton under Needwood, both having shops, pubs, cafes, a post office and more, with the local market town of Burton on Trent offering a number of additional convenience, health and leisure facilities. Public train services run from Burton to both Birmingham and Derby and there is a regular bus service providing access from the village to surrounding areas. The location is ideal for commuters, having swift access to the A515, A38, M42 and M6 toll, and the International Airports of Birmingham and East Midlands are both within an easy drive.







**General note:** Whilst we endeavour to make our sales details accurate and reliable, if there is any point, which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

**Measurements:** Please note that our room sizes are now quoted in metres on a wall-to-wall basis. The imperial equivalent is only intended as an approximate guide for those of our applicants who may not yet be fully conversant with the metric measurements.

**The Property Misdescriptions Act 1991:** Any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars, we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor.

Due to a change in legislation from 1st March 2004 we are required to check the identification of vendors before proceeding to market any property, and purchasers on acceptance of an offer and before we can instruct solicitors to proceed. This is a legal requirement and applies to all Estate Agents.