



Middleton Close, Hammerwich
Burntwood, WS7 0LT

Offers Over £695,000

Hammerwich

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Paul Carr Estate Agents are pleased to offer for sale this delightful spacious modern detached family residence, set in a popular location.

The property benefits from five bedrooms, four reception rooms, guest WC, gym, three bathrooms, off road parking and a double garage to the rear.

Internal viewing is highly recommended to fully appreciate the accommodation on offer.





Property Specification

SPACIOUS DETACHED RESIDENCE
MODERN DESIGN
FIVE BEDROOMS
FOUR RECEPTION ROOMS
GUEST WC

Hall

Entrance Hall

Living Room 22' 0" x 15' 6" (6.71m x 4.72m)

Family Room 12' 0" x 13' 3" (3.66m x 4.04m)

Breakfast Kitchen 15' 7" x 14' 0" (4.75m x 4.27m)

Utility Room 7' 9" x 6' 1" (2.36m x 1.85m)

Study/Office 8' 8" x 8' 0" (2.64m x 2.44m)

Dining Room 13' 9" x 9' 0" (4.19m x 2.74m)

Gym 8' 8" x 8' 0" (2.64m x 2.44m)

Gallery Landing

Master Bedroom 15' 1" x 15' 0" (4.60m x 4.57m)
En Suite Bathroom

Bedroom Two 16' 2" x 11' 8" (4.93m x 3.56m)
En Suite Shower Room

Bedroom Three 8' 4" x 7' 10" (2.54m x 2.39m)

Bedroom Four 11' 8" x 9' 0" (3.56m x 2.74m)

Bedroom Five 7' 5" x 7' 10" (2.27m x 2.40m)

Agent's Note:

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract.
Came on the market: 9th December 2022

Viewer's Note:

Services connected: gas, electric water, drainage
Council tax band: G
Tenure: Freehold

Floor Plan

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



Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 c	80 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Map Location

