



Burntwood Road, Hammerwich, WS7 0JW

Offers in the Region Of £625,000

# Hammerwich

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Welcome to Burntwood Road, a delightful detached bungalow situated in the scenic village of Hammerwich benefitting from stunning panoramic views of nearby countryside and boasting unrivalled scope and potential.

Internally you will find a versatile layout including a welcoming entrance hall, spacious family living room, separate dining room, ground floor bathroom, newly fitted and high spec kitchen, separate utility room, charming courtyard and completing the ground floor is the two useful single garages. There are four double bedrooms, two on the ground floor and two on the first floor, there is also an en suite shower room on the first floor too.

Outside is an extremely generous rear garden with unobstructed views of fields, this would truly be a gardeners dream and has plenty of scope for further improvement.

To the fore is a multi vehicle driveway, beautifully framed by a reconstructed and rendered wall, creating a welcoming and imposing entrance.

Nearby amenities include easily accessible transport links, a handful of local shops and also pleasant countryside walks.

You are also near to highly regarded schools both in Burntwood and Lichfield City.

The current owner also informs us that the property benefits from a full rewire and brand new boiler.

**CALL NOW TO VIEW!!!**





Hammerwich  
Hall Care Home

Mansion Dr

Mansion Dr

Mansion Dr

Burntwood Rd

Burntwood Rd

Burntwood Rd

70

72

74

76

80

82

86

103

2

4

6



## Property Specification

ENVIABLE PLOT SIZE  
DETACHED PROPERTY  
STUNNING VIEWS  
OUTSTANDING GARDEN  
POTENTIAL FOR FURTHER IMPROVEMENT

Porch

Hall

Lounge 5.87m (19'3") max x 5.87m (19'3")

Dining Room 3.80m (12'5") x 3.01m (9'11")

Kitchen 3.93m (12'11") x 3.31m (10'10")

Bathroom

WC

Bedroom 4/Office 3.21m (10'6") max x 2.77m (9'1")

Bedroom 1 4.11m (13'6") x 2.00m (6'7")

Utility 4.12m (13'6") x 2.20m (7'3")

Court Yard

Garage

Garage  
Landing

Bedroom 2 4.55m (14'11") max x 3.57m (11'9")

Bedroom 3 3.57m (11'9") x 3.00m (9'10")

### 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:

Services connected: Gas, Electric, Water, Drainage  
Council tax band: E  
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		71 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

## Map Location

