



Hamps Close,
Burntwood, WS7 9JU

£350,000

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Set in an idyllic corner position on the prestigious Church Farm Estate in Burntwood, Hamps Close is a fantastic family home that has been lovingly renovated to a modern standard ready for its lucky new owners!

Internally this wonderful home comprises a welcoming entrance hall, spacious family living room, beautiful modern kitchen finished to a high standard and having a separate utility room.

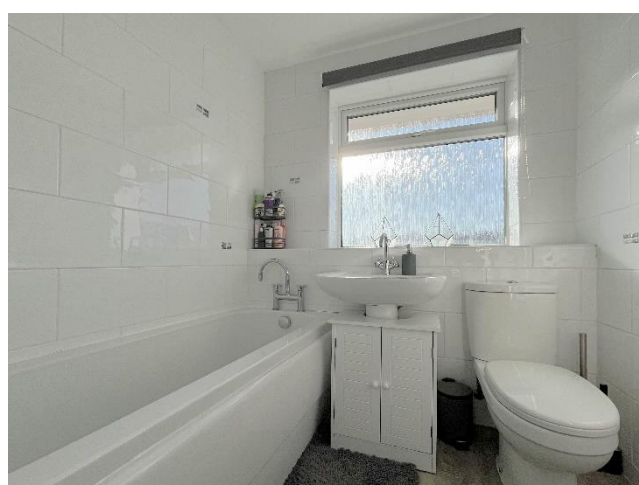
Completing the ground floor is the guest W/C and also a garage space. Stairs lead to the first floor where the property boasts three generous bedrooms and a modern family bathroom.

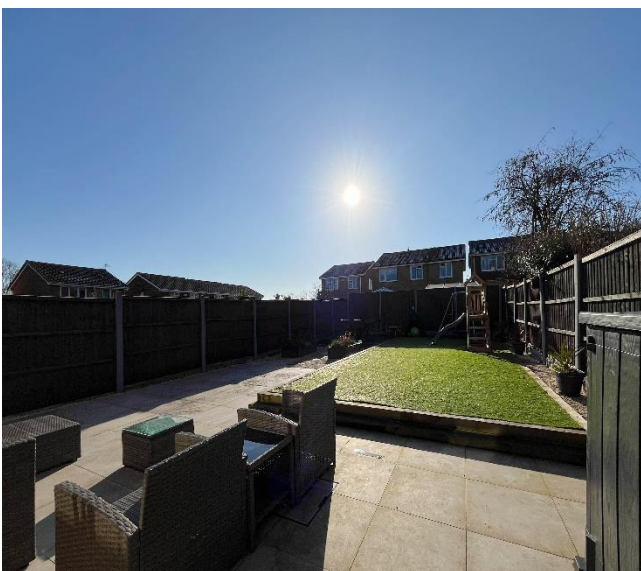
Outside is a lovely landscaped rear garden with low maintenance turf and slabbed patio area. To the fore is a sweeping multi vehicle driveway.

The estate itself is very well kept and has plenty of open greenery, you are close to local shops, transport links and have the highly regarded Fulfen Primary School within walking distance.

CALL NOW TO VIEW!!!







Property Specification

Hall

Living Room 4.58m (15') x 3.82m (12'6")

Kitchen/Dining Room 4.71m (15'5") x 2.66m (8'9")

Laundry Room 2.39m (7'10") x 2.00m (6'7")

WC

Garage

Landing

Bedroom 1 3.66m (12') x 2.00m (6'7")

Bedroom 2 3.08m (10'1") x 2.72m (8'11") plus
0.80m (2'7") x 0.80m (2'7")

Bedroom 3 2.76m (9'1") x 2.11m (6'11") max

Bathroom

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:

Viewer's Note:

Services connected: Gas, Electric, Water, Drainage
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		80 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

Map Location

