



Meerash Lane, Hammerwich, WS7 0LF

Offers in the region of £270,000



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Welcome to Meerash Lane, Hammerwich. Paul Carr Estate Agents are delighted to bring to market this fabulous property, nestled in the highly sought after village location of Hammerwich. A short drive into Lichfield City Centre and close to local shops, walks, and highly regarded schools, you have everything you need right on your doorstep. Internally Meerash Lane has been well maintained by the current owners. An internal inspection reveals a welcoming hallway, with space to store coats and shoes. This leads into the heart of the home, the open plan kitchen dining area. Overlooking the charming rear garden, this is the perfect place for entertaining friends and family. With space for appliances such as an American fridge freezer and an additional cupboard space, you are not short of storage! There is an additional utility space located to the rear of the property, with room for a washing machine and tumble dryer. The living room is located to the fore of the property, with an additional hallway with stairs leading to the first floor. Upstairs there are three fantastic sized bedrooms and a modern family bathroom. Externally the property features a beautiful rear garden, with a lawned and patio area with views overlooking fields at the back. The front of the property also features a garden space, ideal for the keen gardener! If you think Meerash Lane could be the one for you, CONTACT US TO ARRANGE A VIEWING!







## Property Specification

HIGHLY SOUGHT AFTER VILLAGE LOCATION!  
SHORT DRIVE TO LICHFIELD CITY CENTRE  
THREE GOOD SIZED BEDROOMS  
OPEN PLAN KITCHEN DINING AREA  
UTILITY AREA



### Agent's Note:

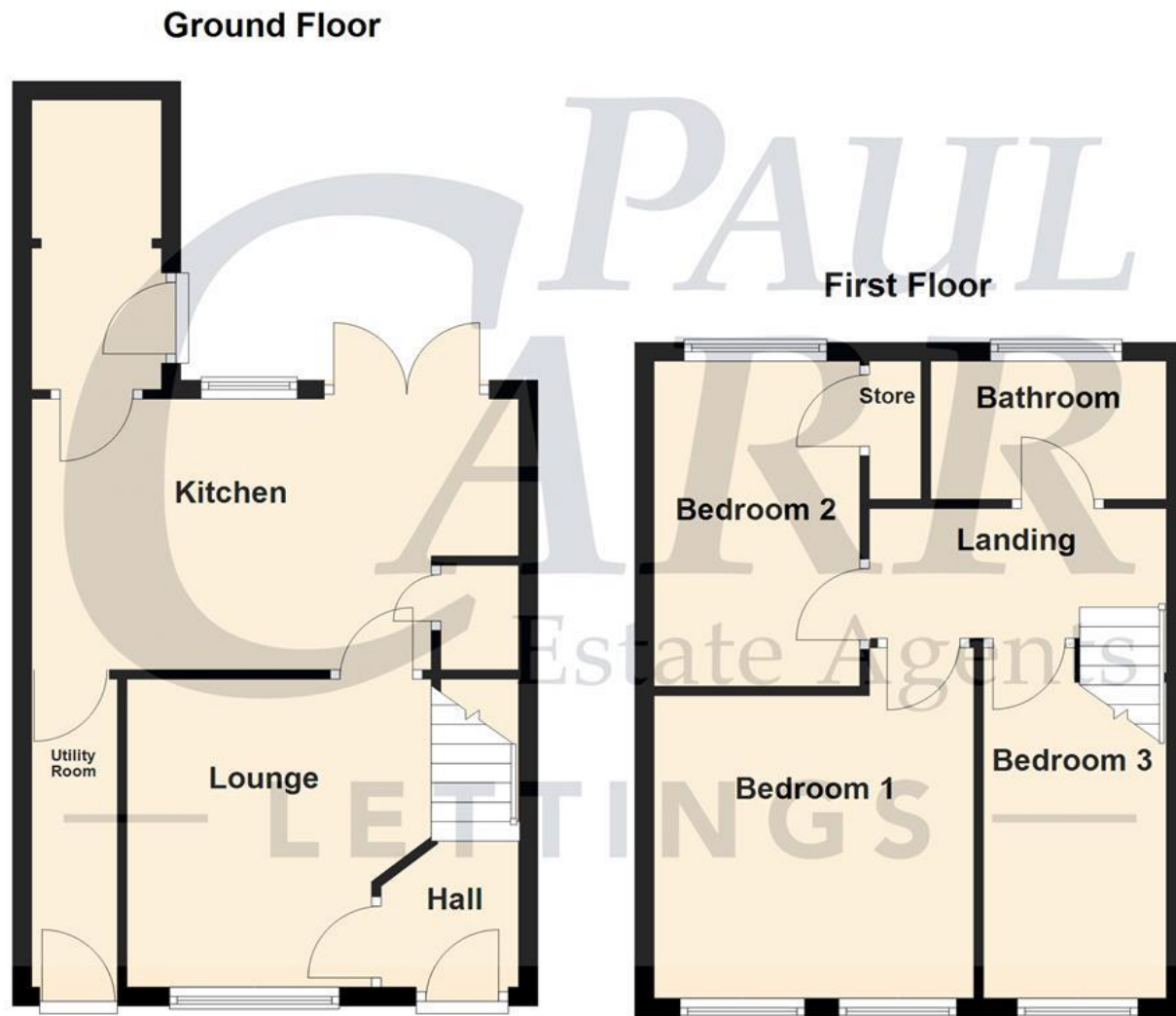
Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or 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: Mains Gas, Electrics, Sewerage  
Council tax band: A  
Tenure: Freehold

# Floor Plan

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



## Energy Efficiency Rating

**New  
Instruction  
Awaiting  
E.P.C.**

## Map Location

