



Hall Lane, Hammerwich
Burntwood, WS7 0JP

Offers Over £250,000

Hammerwich

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Ready for quintessentially British village life?

Then look no further than Hall Lane. Situated in the quaint village of Hammerwich, Staffordshire lies this charming two bedroom property that wants for nothing and is ready to move into.

Internally you are greeted with a warm cosy reception room leading to a second dining/reception room and completing the ground floor is the modern fitted kitchen with plenty of space for appliances.

The stairs lead to the first floor where the property boasts two generous, well proportioned bedrooms and a modern family bathroom with stunning free-standing bath and walk-in shower.

Outside you have a beautiful privately enclosed rear garden perfect for any keen gardener with a lovely courtyard space, lawn and patio to the rear. Side access is also available for bins.

Parking is available on street but there a plenty of free spaces across the road from the property.

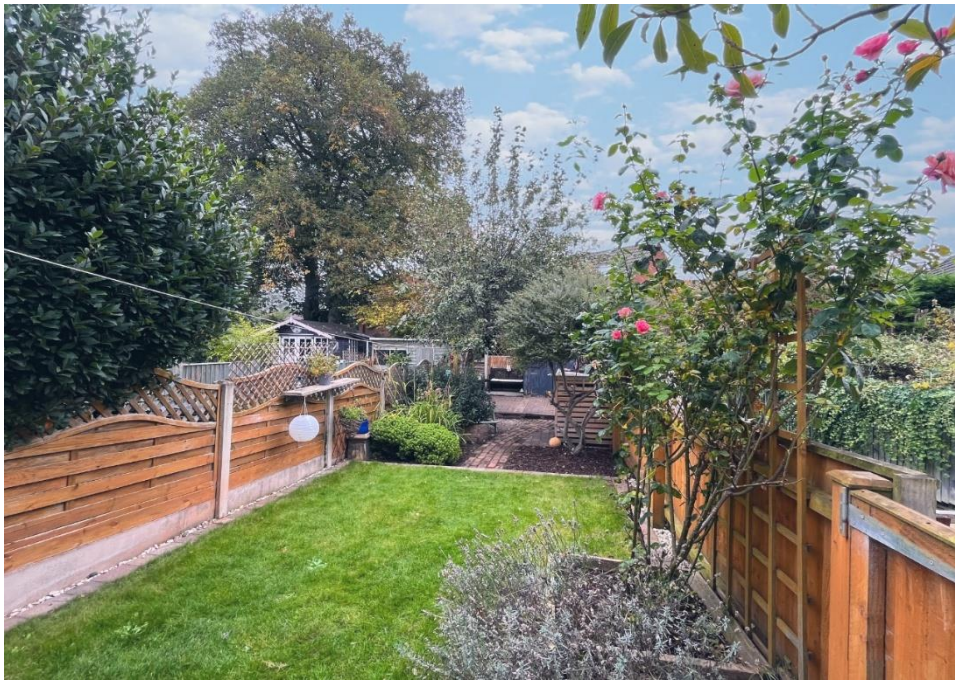
Nearby amenities include a handful of shops, local schools and also transport links.

You are just a short drive from Lichfield City Centre with commuter links to all major cities via train.

CALL NOW TO VIEW THIS PROPERTY!!!









Property Specification

SOUGHT AFTER VILLAGE LOCATION
TWO BEDROOMS
TWO RECEPTION ROOMS
MODERN KITCHEN & BATHROOM
CLOSE TO SCHOOLS, SHOPS AND TRANSPORT LINKS

Living Room 11' 10" x 11' 4" (3.61m x 3.45m)

Dining Room 11' 10" x 11' 5" (3.61m x 3.48m)

Kitchen 12' 11" x 7' 2" (3.94m x 2.18m)

Landing

Bedroom One 11' 10" x 11' 4" (3.61m x 3.45m)

Bedroom Two 11' 11" x 8' 4" (3.63m x 2.54m)

Bathroom 12' 10" x 7' 2" (3.92m x 2.18m)

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
Council tax band: C
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		87 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

Map Location

