



Stockhay Lane, Hammerwich, WS7 0JE

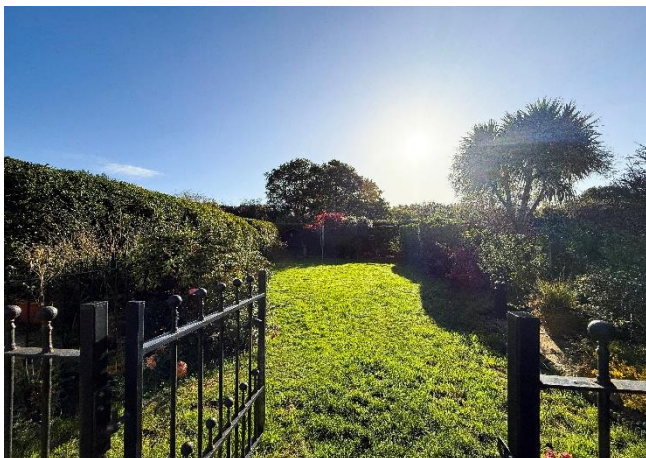
Offers In The Region of £400,000

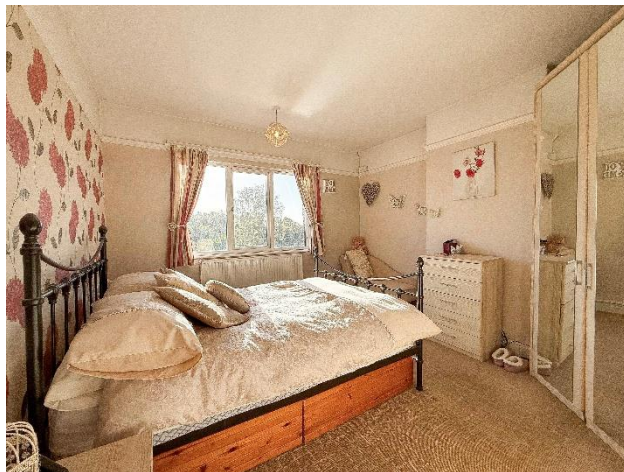
Stockay Lane, Hammerwich

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OUTSTANDING POTENTIAL A much loved three bedroom detached family home situated in the quaint Village of Hammerwich offering outstanding future potential and the opportunity to create the home of your dreams. Internally you have a welcoming entrance porch with lovely original stained glass panels, leading to an inviting hallway, open plan lounge diner, breakfast kitchen with space for appliances, conservatory and completing the ground floor is a useful shower room. Stairs lead to the first floor where you will find three well proportioned bedrooms and also a family bathroom. Outside is a well manicured and privately enclosed rear garden backing onto open greenery and to the fore is a multi vehicle driveway and separate garage. The plot size lends itself for further expansion to the side and rear (STPP) adding a huge amount of space and making this a wonderful future home as well as an investment. Nearby amenities include shops withing walking distance, well regarded primary and secondary schools and also a short drive into Lichfield City Centre offering transport links to major cities via train. Do not miss your chance to view this property!!!!





Property Specification

AMAZING SCOPE AND POTENTIAL
SOUGHT AFTER VILLAGE LOCATION
THREE BEDROOMS
TWO RECEPTION ROOMS
LARGE REAR GARDEN

Entrance Porch

Hallway

Living Room 12' 11" x 11' 5" (3.94m x 3.47m)

Dining Area 11' 5" x 10' 11" (3.47m x 3.34m)

Kitchen/Breakfast Room 19' 7" x 9' 7" (5.98m x 2.93m)

Conservatory 7' 7" x 7' 3" (2.31m x 2.21m)

Shower Room

Garage 19' 3" x 8' 4" (5.86m x 2.54m)

Landing

Bedroom One 12' 10" x 11' 5" (3.92m x 3.48m)

Bedroom Two 11' 5" x 10' 11" (3.47m x 3.34m)

Bedroom Three 7' 9" x 7' 5" (2.35m x 2.27m)

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: Mains Gas, Electric and Sewerage
Council tax band: E
Tenure: Freehold
Other Charges:

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

