



Hall Lane
Hammerwich

HALL LANE

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Lovett&Co are pleased to offer for sale this charming two bedroom terraced house situated in the heart of the sought after semi-rural village of Hammerwich.

The property was built in the early 1900's and features two good sized reception rooms, kitchen, two double bedrooms and first floor bathroom.

Externally there is a good sized private rear garden and off road parking available on the village hall carpark opposite as well as on street parking directly to the front.

It is situated in the sought after village of Hammerwich, just outside Burntwood, Lichfield & Chasetown which all offer a wide range of amenities including convenience stores, high street shops, supermarkets and leisure facilities. It is also just a few miles away from Cannock Chase, an area of outstanding natural beauty. Commuter benefits include A5, A38, A461 & M6 Toll road linking the Midlands motorway network with local bus routes also available.

FRONT LIVING ROOM/DINER:

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

Feature recessed fireplace with a fitted gas "log-style" burner, new UPVC front door and new double glazed window, laminate flooring, radiator, light point and door to the inner hallway.

INNER HALLWAY:

Doors to the front diner and rear lounge, carpeted stairs to the first floor and ceiling light point.

REAR LIVING ROOM/LOUNGE:

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

Feature ornamental brick fireplace, carpeted flooring, radiator, light point, under stairs storage cupboard, restored feature sash window to the rear and door to the kitchen.

FITTED KITCHEN:

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

Range of matching wall and base units incorporating cupboards, drawers work surfaces, inset sink and drainer with mixer tap, an integrated oven and 4 ring gas hob with extractor hood, space for under counter fridge and washing machine, tiled splash backs, laminate flooring, radiator, gas boiler with "hive" remote enabled heating controls, window and UPVC door to the rear.

FIRST FLOOR LANDING:

Carpeted flooring, ceiling light point, radiator, doors off to two bedrooms and family bathroom plus access to the loft space.

BEDROOM ONE:

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

Good sized double bedroom, built in wardrobe/cupboard, carpeted flooring, radiator, ceiling light point and new double glazed window to the front.

BEDROOM TWO:

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

Carpeted flooring, ceiling light point, radiator, feature cast iron fireplace and sash window to rear.





BATHROOM:

White suite comprising: corner bath with shower attachment, separate shower cubicle, wash hand basin, low level W/C, wall tiling, tiled effect flooring, recessed ceiling light points, radiator and new double glazed window to rear.

EXTERNALLY:

To the rear of the property is a good sized garden with fenced borders, patio area and lawn. To the front is on street parking and use of the village hall carpark just over the road.

VIEWING:

Please contact us on 01543 889410 if you would like to arrange a viewing appointment for this property or require further information.

DISCLAIMER:

These particulars are set up as a general outline only for the guidance of intending purchasers or lessees, and do not constitute part of an offer or contract. The sellers has given permission for all descriptions, dimensions, references to conditions, tenure, service charges and necessary permissions for use, occupation and other details to be used and we have taken them in good faith whether included or not & whilst we believe them to be correct, any intending purchasers or tenants should not rely on them as representations or fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them and have this certified during the conveyancing by their solicitor. No person in the employment of Lovett&Co has any authority to make or give any representation or warranty whatsoever in relation to this property.



Ground Floor



First Floor



FOR ILLUSTRATIVE PURPOSES ONLY, NOT TO SCALE

