



Norton Lane,
Burntwood, WS7 0HW

Offers in the Region Of £425,000

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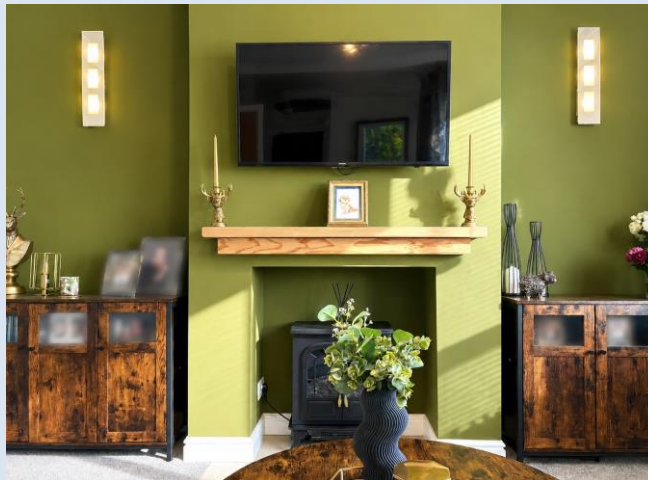
WELCOME TO NORTON LANE, HAMMERWICH...

Paul Carr Estate Agents are delighted to present this beautifully appointed four-bedroom semi-detached family home, tucked away in a peaceful cul-de-sac in the sought-after village of Hammerwich. Surrounded by open green spaces, this impressive property offers spacious and versatile accommodation, making it an ideal home for growing families. Upon entering, you are welcomed by an entrance porch leading into a bright and inviting hallway.

The ground floor boasts two generous reception rooms, a stylish open-plan kitchen/dining area perfect for modern family living and entertaining, a separate utility room, a conservatory overlooking the rear garden, and the added benefit of an integral garage. Upstairs, the property offers four well-proportioned bedrooms, three of which feature built-in wardrobes, providing excellent storage. The principal bedroom enjoys the luxury of a private en-suite shower room, while the contemporary family bathroom has been beautifully maintained by the current owners.

Externally, the property continues to impress with a generous driveway providing off-road parking for multiple vehicles. To the rear is a superbly maintained garden, featuring a well-kept lawn and a spacious patio area, ideal for relaxing or entertaining throughout the warmer months.

Perfectly positioned within walking distance of highly regarded local schools, everyday amenities, and excellent transport links, Norton Lane combines a peaceful setting with outstanding convenience. Early viewing is highly recommended to fully appreciate everything this wonderful family home has to offer. Contact Paul Carr Estate Agents today to arrange your viewing.











Property Specification

SUPERBLY PRESENTED EXTENDED SEMI DETACHED
FOUR DOUBLE BEDROOMS (with en-suite)
SITTING ROOM
LOUNGE WITH LOG BURNER
FITTED BREAKFAST KITCHEN

Porch

Hallway

Ground Floor WC

Sitting Room 13' 11" x 12' 0" (4.24m x 3.65m)

Lounge 21' 1" x 12' 0" max (6.42m x 3.65m)

Fitted breakfast kitchen 17' 4" x 17' 6" (5.28m x 5.33m)

Utility 9' 4" x 6' 3" (2.84m x 1.90m)

Garage 11' 8" x 9' 5" (3.55m x 2.87m)

First floor landing

Bedroom One 14' 9" Max x 9' 4" (4.49m x 2.84m)

En-Suite 9' 2" x 3' 10" Min (2.79m x 1.17m)

Bedroom Two 12' 1" x 10' 10" (3.68m x 3.30m)

Bedroom Three 12' 0" x 10' 9" (3.65m x 3.27m)

Viewer's Note:

Services connected: Mains gas, electricity, drainage and water
Council tax band: C
Tenure: Freehold years remaining, lease from
Ground Rent: £0
Service Charge: £0
Restrictions:

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: 18th November 2021

Identity Verification Fee - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. The initial checks are carried out on our behalf by Lifetime Legal. A non-refundable administration fee of £40 + VAT (£48 including VAT) applies which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us issuing a memorandum of sale, directly to Lifetime Legal, and is non-refundable.

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		78 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

Map Location

