



Overton Lane, Hammerwich  
Burntwood, WS7 0LQ

Offers in the Region Of £390,000

# Hammerwich

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\*OUTSTANDING PLOT SIZE & POTENTIAL\*

Introducing Overton Lane, a stunning property that blends characterful charm with easy modern living and situated in the quaint village of Hammerwich.

Internally this wonderful home features an inviting entrance, cosy sitting room with feature fireplace, exceptional open plan kitchen, living and dining space, filled with a wealth of natural light with a sky lantern and French Doors into the garden. The ground floor also comprises a modern bathroom and useful cellar for additional storage.

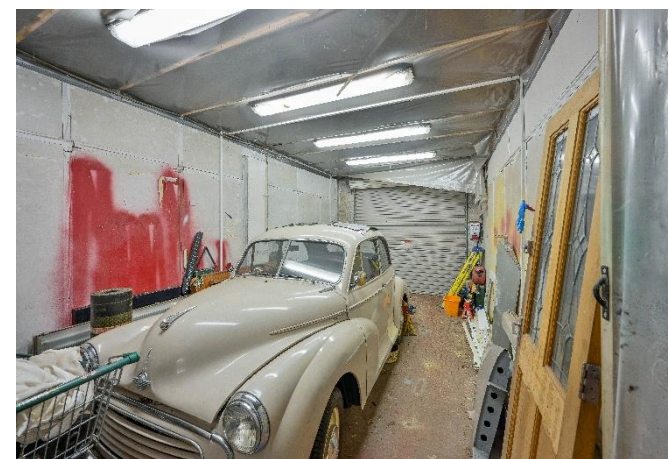
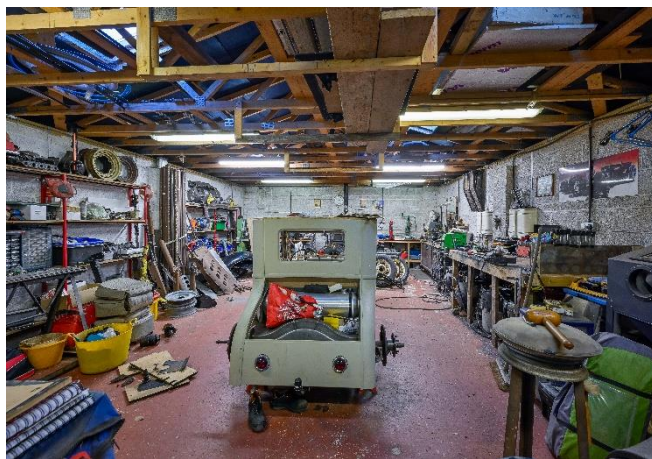
Stairs lead to the first floor where you have a lovely gallery landing leading to three well proportioned double bedrooms.

Outside really is where this particular property separates itself from its competition with a lovely mature garden area, gated side access and also your very own studio, garage and workshop (roughly 20m long and 6.5m wide).

Nearby amenities include a handful of useful shops, a variety of well regarded schools and also plenty of open countryside for those who enjoy the outdoors.

CALL NOW TO VIEW!!!







## Property Specification

CHARACTERFUL PROPERTY  
VILLAGE LOCATION  
THREE BEDROOMS  
GENEROUS PLOT  
OPEN PLAN KITCHEN, LIVING & DINING SPACE

### Hall

Sitting Room 3.72m (12'2") x 3.40m (11'2") max

Open plan kitchen, dining, living space 9.56m  
(31'4") x 6.40m (21')

### Landing

Bedroom 1 3.93m (12'11") x 3.77m (12'4") plus  
0.12m (0'5") x 0.12m (0'5")

Bedroom 2 3.71m (12'2") x 3.39m (11'1") plus  
0.12m (0'5") x 0.12m (0'5")

Bedroom 3 2.84m (9'4") x 2.73m (8'11") plus 0.12m  
(0'5") x 0.12m (0'5")

Bathroom 2.70m (8'10") x 2.01m (6'7")

Studio 10.25m (33'7") x 2.96m (9'9")

Garage 6.03m (19'9") x 3.41m (11'2")

Workshop 11.72m (38'5") max x 6.47m (21'3")

### 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:

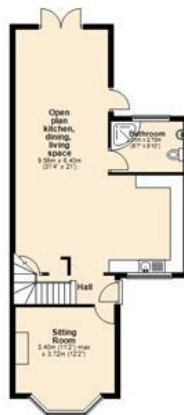
**Identity Verification Fee** - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. 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.

### Viewer's Note:

Services connected: Gas, Electric, Water, Drainage  
Council tax band: B  
Tenure: Freehold

# Floor Plan

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



# Energy Efficiency Rating

# Map Location

