



Hall Lane, Hammerwich
Burntwood, WS7 0JP

Offers in the Region Of £635,000

Hammerwich

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Introducing Hall Lane, an executive detached family residence situated in the heart of Hammerwich Village, a charming picturesque place on the cusp of Burntwood and a stones throw from Lichfield City.

An internal inspection reveals a bright and airy reception hall with guest W/C, large family living room with feature fireplace, stunning open plan kitchen, dining and sitting area, separate utility room and completing the ground floor is the wonderful orangery, the perfect space for hosting and entertaining guests.

Stairs lead to the first floor where the property boasts four well proportioned bedrooms an excellent space for any growing family. There is a modern en suite bathroom to the master suite with a stunning freestanding bath and also separate shower. The main bathroom is also modern and well equipped with a bath and overhead shower.

Outside is a lovely mature and privately enclosed rear garden, this is the perfect place for family and friends to enjoy al fresco dining and also for any keen gardener to get stuck in to!

To the fore is a block paved multi vehicle driveway with the added benefit of a double garage accessible at the front and rear of the property.

Nearby amenities include a handful of shops, easily accessible transport links, highly regarded Primary and Secondary Schools and plenty of lovely scenic walks right on your doorstep. Lichfield City Centre is around 15 minutes drive away and is home to many fantastic restaurants, quaint shops and also transport links via Train to all major cities including London in just over an hour and Birmingham in 45 minutes.

CALL NOW TO VIEW!!!











Property Specification

Reception Hallway

W/C

Family Living Room 21' 9" x 11' 9" (6.63m x 3.58m)

Open Plan Kitchen Diner 23' 8" x 11' 9" (7.21m x 3.58m)

Snug/Sitting Room 13' 1" x 9' 2" (4.00m x 2.80m)

Orangery 19' 5" x 9' 6" (5.92m x 2.90m)

Utility Room

Landing

Bedroom One 13' 6" x 12' 2" (4.11m x 3.71m)

En Suite Bathroom

Bedroom Two 11' 6" x 10' 7" (3.51m x 3.23m)

Bedroom Three 10' 7" x 9' 5" (3.23m x 2.87m)

Bedroom Four 10' 10" x 9' 6" (3.30m x 2.90m)

Bathroom

Double Garage 17' 11" x 9' 10" (5.46m x 3.00m)

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.

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

Floor Plan

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

GROUND FLOOR
1215 sq.ft. (112.8 sq.m.) approx.



1ST FLOOR
642 sq.ft. (59.7 sq.m.) approx.



TOTAL FLOOR AREA : 1857 sq.ft. (172.5 sq.m.) approx.

Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

Map Location

