PAUL CARR Estate Agents Sales & Lettings

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Pingle Lane, Hammerwich, WS7 0JJ

Offers In the Region Of £300,000

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WELCOME TO THE EVER SOUGHT AFTER PINGLE LANE! Paul Carr Burntwood, are delighted to bring to market this rare character style property, nestled in the heart of Hammerwich. With field views, countryside walks, and local amenities and access to Lichfield Town Centre just a short drive away, this is the perfect place to settle down away from the hustle and bustle of everyday life. Pingle Lane offers spacious living, with incredible potential to turn this charming home into something truly special. Whether you are buying your first property, looking to downsize, or just fancy your next move, this could be the place for you. An internal inspection reveals an entrance hallway, spacious living area to the fore, a dining/ additional living space, galley kitchen with utility area and a downstairs WC. Upstairs the property has two well proportioned bedrooms, each with additional storage cupboards, and a main family bathroom located with a bath and separate shower cubicle. Externally the property has a charming front garden, which has the potential to be turned into a driveway, and a rear garden with grassed and patio areas. If you think that Pingle Lane could be the one for you then give the team a call today on 01543 686444!





















Property Specification

HIGHLY SOUGHT AFTER HAMMERWICH LOCATION
CHARACTER PROPERTY
TWO SPACIOUS LIVING AREAS
TWO GOOD SIZED BEDROOMS
BATHROOM WITH BATH & SHOWER

Porch 1.52m (5') x 1.00m (3'3")

Living Room 6.84m (22'5") x 3.58m (11'9")

Dining Room 3.79m (12'5") x 3.58m (11'9") max

Kitchen 4.47m (14'8") x 2.82m (9'3") max

Inner Hallway 2.82m (9'3") x 1.52m (5')

WC 1.65m (5'5") x 1.25m (4'1")

Landing 2.00m (6'7") x 0.85m (2'9") plus 0.23m (0'9") x 0.23m (0'9")

Bedroom 1 3.58m (11'9") x 3.54m (11'7") plus 0.23m (0'9") x 0.23m (0'9")

Bedroom 2 3.72m (12'2") x 2.76m (9'1") plus 0.23m (0'9") x 0.23m (0'9")

Bathroom 3.11m (10'2") x 2.52m (8'3") max plus 0.23m (0'9") x 0.23m (0'9")

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:

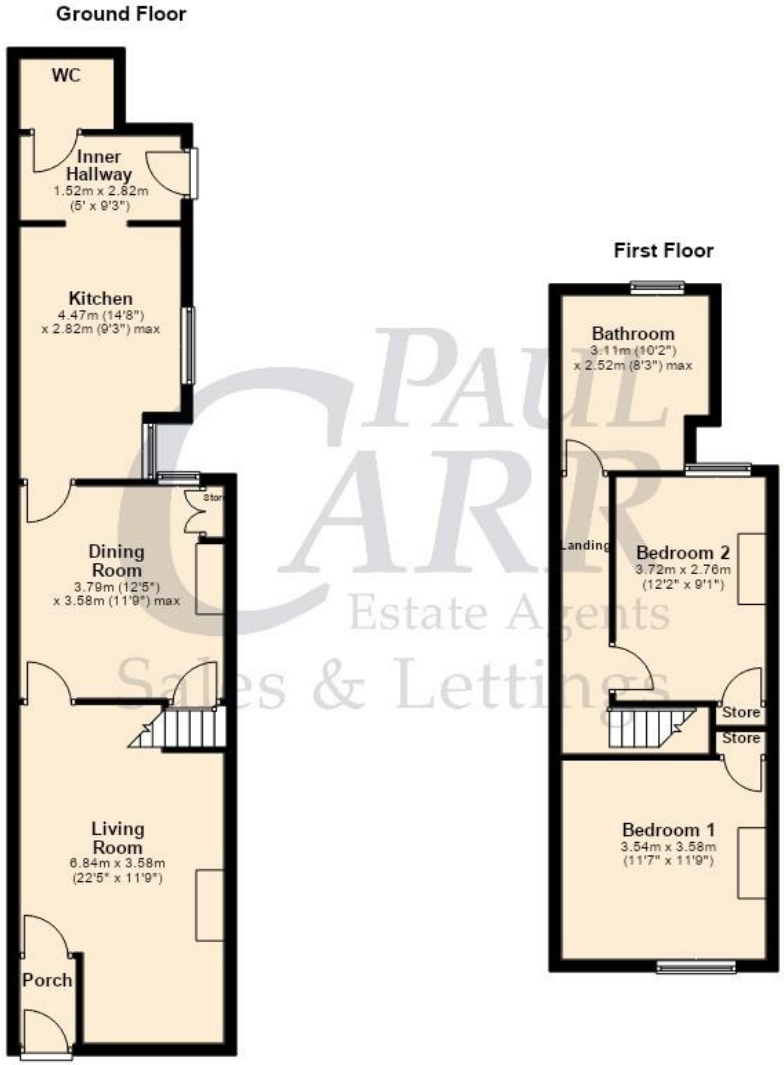
Identity Verification Fee - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. The initial checks are carried out on our behalf by Lifetime Legal . A non-refundable administration fee of £47.50 + VAT (£57 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: Mains Gas, Electric and Water Drainage
Council tax band: C
Tenure: Freehold
Other Charges: N/A

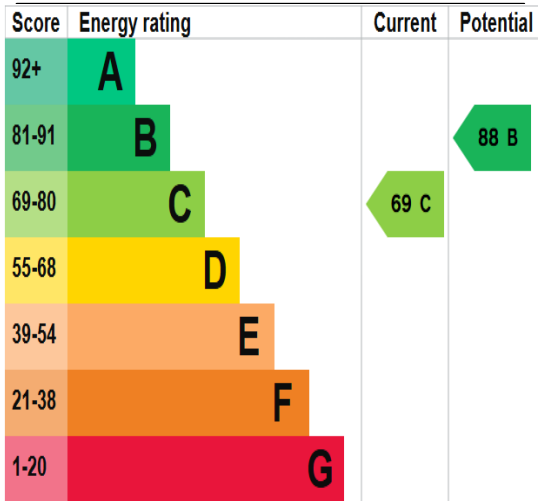
Floor Plan

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

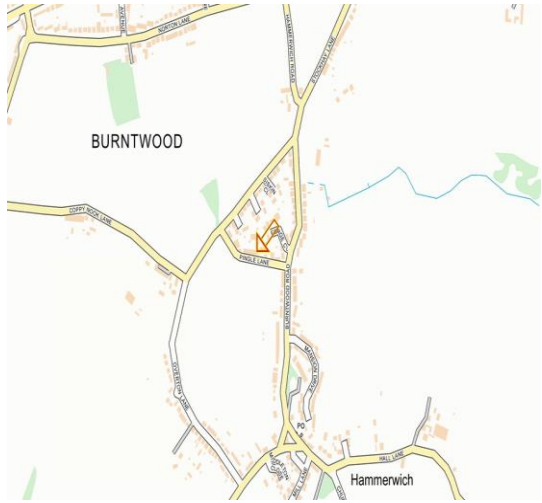


PAUL CARR
Estate Agents
Sales & Lettings

Energy Efficiency Rating



Map Location



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OnTheMarket.com
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The UK's number one property website
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