



14 Middleton Close
Hammerwich | Burntwood | Staffordshire | WS7 0LT

14 Middleton Close



Stunning six bedroom detached executive home in the highly sought after Middleton Close, in the hamlet of Hammerwich.



KEY FEATURES

The spacious entrance hall immediately sets the tone and whilst undeniably high end still manages to elicit the feeling of a welcoming family home.

A storage cupboard and wc both lead off the downstairs hallway.

The main living room, with its dual-aspect windows, is flooded with natural light. Generously proportioned with a beautiful focal fireplace that completes this versatile and inviting room.

Also, leading off the hallway is a second reception room – that could just as easily be used as a spacious dining room.

Further along the hallway is the thoughtfully designed kitchen-diner it features a bespoke Porcelanosa dining table that forms part of the kitchen island. Built-in integrated and premium fitted appliances with bespoke housing for the American-style fridge freezer. A cosy snug provides an additional relaxing area with patio doors leading out to the landscaped garden.

The staircase leads off the hallway up to a spacious landing connecting all bedrooms. An airing cupboard and the family bathroom also lead off this landing.

An impressive, substantially sized principal suite with private lobby, built-in wardrobe, and access to Master En-suite

A further three bedrooms on this floor to include

Bedroom Two – a spacious king size bedroom with built in storage and an ensuite.

Bedroom Three: a double bedroom that is currently fitted out to a high standard and is being used as a dressing room.

Bedroom Four: a double bedroom with built in storage, that is currently used as a study.

An additional upper floor houses two further double bedrooms both with fitted cupboards and a bathroom.













SELLER INSIGHT

“14 Middleton Close has been our home for the past 25 years. It was the location that really captured us. Set in a quiet village, with fields behind, it always felt like we had the best of both worlds - peaceful and private, but with the M6 so close by, making it easy to get wherever we needed to be.”

“Over the years, we’ve gradually modernised and made the house our own, particularly over the last three years. We’ve added bedrooms and a bathroom into the loft space and we also created a walk-in wardrobe, which has become one of those little luxuries that I absolutely love.”

“My favourite room in the house was once our playroom is now our cinema room, and it has become such a lovely place to retreat to. It’s where we go to switch off, watch a film and enjoy some proper downtime.”

“The garden is private and low maintenance, and we’ve enjoyed many BBQs with family and friends. We also added a cabin, which could be used for so many different things.”

“This house has always been made for entertaining. There’s such a lovely flow throughout the downstairs, with plenty of space for parties and BBQs and there have been plenty of those over the years! The kitchen has always been a real hub of the home. With the patio doors opening straight out onto the garden, it’s the perfect space to socialise.”

“But perhaps the thing we will miss most about living here is the community. The neighbours have been incredible. With my husband being away a lot, having friendly, dependable neighbours around us has been priceless over the years. It genuinely feels like a lovely community, and it’s one of the biggest reasons we’ve never wanted to leave.”

“We’ve also been so lucky with everything on our doorstep. The Star Pub nearby is brilliant for food and drinks, and the Ashmore Club is lovely for a more relaxed drink. Lichfield is just a short drive away and has so many wonderful places to eat, while Birmingham is around 40 minutes away.”

“We will miss so much about this home - after all, our children have grown up here, but It feels like the right time for us as a family to move on to our next chapter. We really hope that whoever lives here next will love it and create just as many wonderful memories here as we have.”*

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.

















KEY FEATURES

The recently landscaped garden houses a cabin that could be used for remote working, business use, creative projects, a workshop, gym or garden room.

A side door leads from the garden into the double garage, and the driveway provides ample parking for 4 cars.

Location & Surroundings: Quiet residential cul-de-sac in Hammerwich village

Close to Burntwood town centre and Lichfield

Convenient commuter access via the A5, A38, and M6 Toll

Hammerwich is a charming rural hamlet offering peaceful countryside living while remaining close to modern amenities. It's ideal for families, couples, and retirees, with excellent nearby schools including Fulfen Primary and Erasmus Darwin Academy, plus local private nurseries.

A beautiful park sits just a few minutes' walk away and the thriving village cricket club forms the heart of the community. With men's and women's teams, live music, quiz nights, themed events, and dog-friendly facilities, it's a real village asset.

Local pubs — The Drill, The Nelson Inn, The Nags Head & The Three Tons
The historic St John the Baptist Church overlooks the village, surrounded by picturesque countryside walks. Nearby Gentleshaw Common, Chasewater, and Cannock Chase provide endless opportunities for outdoor adventures.







INFORMATION

Services, Utilities & Property Information

Tenure: Freehold

Council Tax Band: G

Local Authority: Staffordshire County Council & Lichfield District Council

EPC Rating: C (Valid until 13 July 2036)

Property Construction: Standard (Brick/Tile)

Electricity Supply: Mains

Water Supply: Mains

Drainage & Sewerage: Mains

Heating: Electric & Underfloor

Broadband: FTTP / Ultrafast Fibre Broadband connection available. We advise you to check with your provider

Mobile Signal/Coverage: 4G/5G mobile signal is available in the area. We advise you to check with your provider

Parking: Garage and Driveway Parking spaces (+4 cars)

Special Notes: A Transfer of the land in this title contains restrictive covenants to observe and perform the covenants referred to in the Title Register

Total Internal Floor Area: 2,357 sq. ft

Offers over £800,000



Main House Approximate Area: 219m² | 2357 sq ft.
Outbuildings Approximate Area: 036m² | 0383 sq ft.
Total Approximate Area: 255m² | 2740 sq ft.

Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows, rooms, and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. Windows, doors, room sizes and other items included in this floorplan are **NOT TO SCALE**.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Whilst we carry out our due diligence on a property before it is launched to the market and we endeavour to provide accurate information, buyers are advised to conduct their own due diligence. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions. The responsibility for verifying aspects such as flood risk, easements, covenants and other property related details rests with the buyer.



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*We value the little things
that make a home*



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