



Hamps Close  
Burntwood

# Hamps Close Burntwood

Lovett&Co. Estate Agents are pleased to offer for sale this well presented four bedroom link detached property, situated towards the end of a quiet cul-de-sac. Being offered with NO ONWARD CHAIN.

Nestled in the desirable Church Farm estate, this property boasts an entrance hallway with a guest WC, a spacious lounge, a separate dining room, a fitted kitchen, a practical utility room, and a sizeable garage, along with a rear conservatory. On the upper floor, you'll find four generously sized bedrooms, a landing, and a family bathroom.

Outside, the property features a sizable private rear garden complete with a patio area and a lawn adorned with planted borders. The front yard includes a lawn with various plants, a flowerbed, and a tarmac driveway that accommodates two cars. Additionally, the home is equipped with UPVC double glazing and central heating throughout.

It is well placed to take full advantage of the local shopping facilities at Swan Island, together with a range of further facilities including doctors surgery, superstore, good local schooling and excellent leisure facilities. Commuter benefits include A5, A38 and the M6 toll Road linking the Midlands Motorway network and there are both Cross and Inter City railway lines available from Lichfield Cathedral City with its tourist links and Garrick Theatre, being approximately 4 miles away.

## RECEPTION HALL:

UPVC front entrance door, staircase rising to first floor with wall mounted handrail, radiator, doors to w/c, garage, kitchen and lounge.

## GUEST WC:

Suite comprising: w/c, vanity wash hand basin, tiled walls and flooring, ceiling light point and window to front.

## LOUNGE:

3.62m x 5.87m

Feature fireplace set on a raised hearth with contemporary surround, coving, ceiling light points T.V. aerial socket, two radiators, window to front and door to dining room.



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## DINING ROOM:

2.59m x 3.81m

Carpeted flooring, ceiling light point, radiator and French doors to conservatory.

## CONSERVATORY:

2.88m x 3.83m

Poly-carbonate sloping roof with UPVC frame set on a brick base, ceiling light point with fan and French doors to the rear garden.

## KITCHEN:

2.39m x 3.56m

Range of matching wall and base units, incorporating cupboards, drawers and complementary work surfaces, tiled splash-backs, inset sink and drainer with mono tap, integrated oven and four ring hob, breakfast bar, ceiling light point, lino flooring and window to front.

## GARAGE:

2.67m x 6.12m

Up and over door, light and power points, door to the utility.

## UTILITY:

2.38m x 2.82m

Range of matching wall and base units, complementary work surfaces, inset sink and drainer with twin taps, ceiling light point, laminate flooring, window and door to rear garden.

## FIRST FLOOR LANDING:

Carpeted flooring, loft access hatch, doors off to the bedrooms and bathroom.

## MASTER BEDROOM:

3.02m x 3.91m

Built in wardrobe, carpeted flooring, radiator, ceiling light point and window to front.

## BEDROOM TWO:

3.89m x 2.50m

Built in wardrobe, desk and sink, carpeted flooring, radiator and window to rear.



**BEDROOM THREE:**

2.39m x 2.51m  
Built in wardrobe, carpeted flooring, radiator, ceiling light point and window to rear.

**BEDROOM FOUR:**

3.02m x 3.91m  
Built in wardrobe, carpeted flooring, radiator, ceiling light point and window to front.

**FAMILY BATHROOM:**

Suite comprising: bath with shower and screen, pedestal wash hand basin, low level w/c, tiled walls and flooring, ceiling light point and window to side.

**VIEWING:**

Please contact us on 01543 889410 if you would like to arrange a viewing appointment for this property or require further information.

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