



7 Hamstall Close, Streethay, Lichfield, Staffordshire,
WS13 8GF

Bill Tandy
and Company
INDEPENDENT PROFESSIONAL ESTATE AGENTS

7 Hamstall Close, Streethay, Lichfield, Staffordshire, WS13 8GF

£300,000

Built by Miller Homes this beautifully presented semi detached family home is an excellent opportunity on this popular modern development. Enjoying a quiet cul de sac setting towards the edge of the development, the property has a well planned layout with three good bedrooms and a very spacious living room. Streethay has grown to become a very popular residential area with good local facilities including a choice of shops and a popular new primary school. Perfect for the commuter the property is within walking distance of Lichfield Trent Valley railway station providing excellent links both into Birmingham, London and beyond. To fully appreciate the quality of this very stylish family home an early viewing would be strongly recommended.



TILED CANOPY PORCH

having external wall lantern and double glazed entrance door opening to:

RECEPTION HALL

having feature laminate flooring, stairs leading off and radiator with ornamental screen.

GUESTS CLOAKROOM

having a close coupled W.C., vanity wash hand basin with mono bloc mixer tap and tiled surround, radiator, downlighters and obscure double glazed window to side.

FAMILY LIVING ROOM

5.00m x 3.92m max (16' 5" x 12' 10" max) having UPVC double glazed double French doors opening out to the rear garden, two radiators, a continuation of the laminate flooring and large under stairs store cupboard.

FITTED KITCHEN

2.93m x 2.60m (9' 7" x 8' 6") having work surface space with base gloss doored storage cupboards and drawers, matching wall mounted storage cupboards, built-in Zanussi electric oven and grill with four ring gas hob and extractor hood with brushed steel splashback, integrated fridge and freezer with matching fascias, space for dishwasher, plumbing for washing machine, one and a half bowl sink unit with swan neck mixer tap, skirting board heater and UPVC double glazed window to front.

FIRST FLOOR LANDING

having double glazed window to side, loft access hatch and large cupboard housing the Potterton combination gas central heating boiler and linen shelving.

BEDROOM ONE

3.69m x 2.60m (12' 1" x 8' 6") having UPVC double glazed window to rear and radiator.



BEDROOM TWO

3.17m x 2.60m (10' 5" x 8' 6") having UPVC double glazed window to front and radiator.

BEDROOM THREE

2.50m x 2.33m (8' 2" x 7' 8") having UPVC double glazed window to rear and radiator.

BATHROOM

having a white suite comprising panelled bath with mixer tap with shower attachment and glazed screen, vanity wash hand basin with mono bloc mixer tap and close coupled W.C., chrome heated towel rail/radiator, co-ordinated ceramic wall tiling, low energy downlighters, extractor fan and obscure UPVC double glazed window to front.

OUTSIDE

The property is set back off the road with a side driveway providing parking for a couple of cars with external security lighting and gated access to the rear garden. To the rear of the property is a good sized garden having fenced perimeters, patio seating area, lawn, further raised patio, useful cold water tap and external lighting.



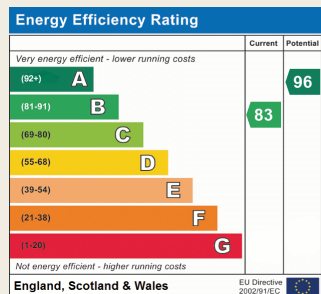
COUNCIL TAX

Band C.

FURTHER INFORMATION/SUPPLIERS

Mains water and drainage connected. Electricity and Gas connected. Telephone and Broadband connected. For broadband and mobile phone speeds and coverage, please refer to the website below:
<https://checker.ofcom.org.uk/>

We understand there is an estate maintenance charge payable of approximately £150.00 per annum. Should you proceed with the purchase of the property these details must be verified by your solicitor.



TENURE

Our client advises us that the property is Freehold. Should you proceed with the purchase of the property these details must be verified by your solicitor.

VIEWING

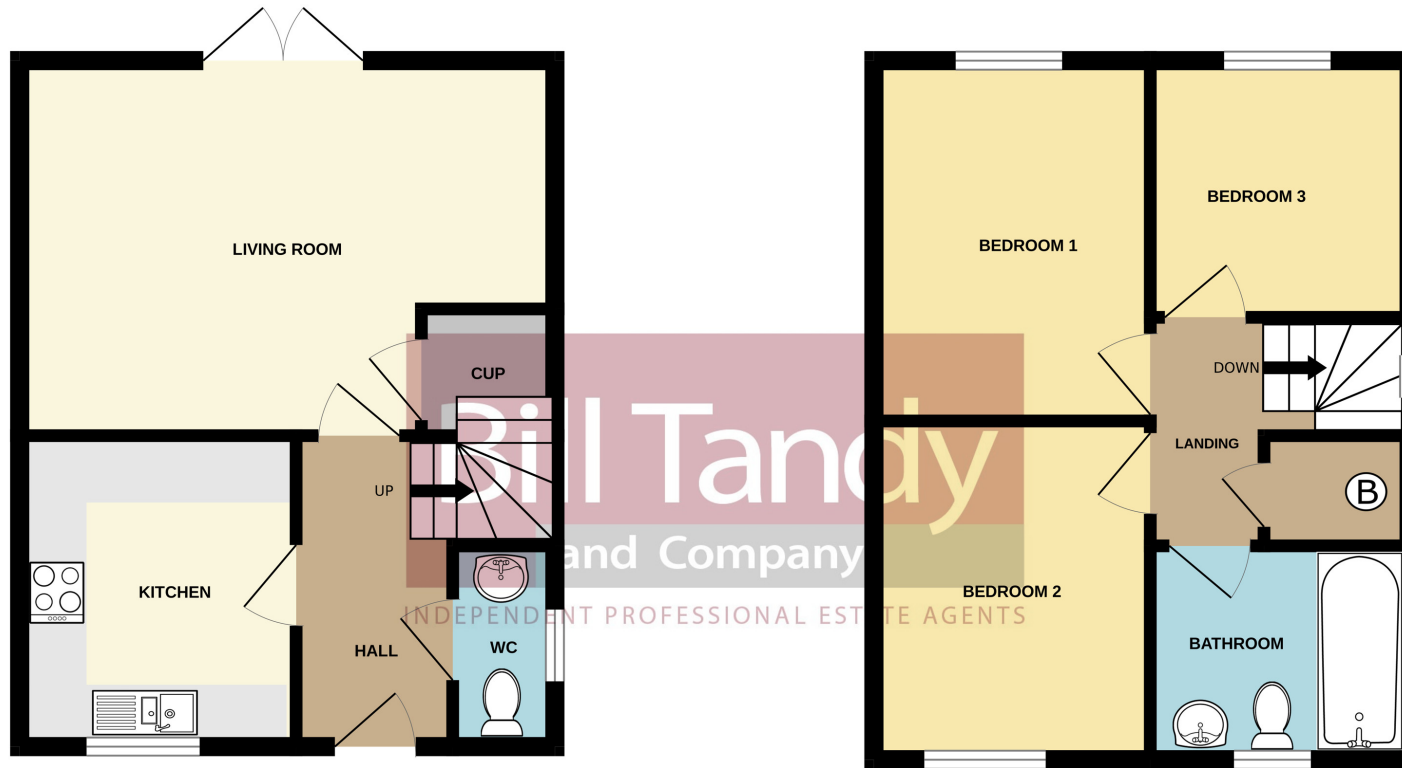
By arrangement with the Selling Agents, Bill Tandy and Company, 3 Bore Street, Lichfield, Staffordshire, WS13 6LJ on 01543 419400 or lichfield@billtandy.co.uk

Whilst we endeavour to make our sales details accurate, if there is any point which is of importance to you, please contact the office, particularly if travelling some distance to view the property. Likewise the mention of any appliance and/or services does not imply that they are in full and efficient working order.



GROUND FLOOR

1ST FLOOR



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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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