



GROUND FLOOR

1ST FLOOR



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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**52 Burntwood Road, Hammerwich,
Burntwood, Staffordshire, WS7
0JW**

£330,000 Freehold

Bill Tandy & Co, Burntwood, are delighted to offering to the market this stunning fully refurbished two bedroom traditional semi detached home. Located in the heart of the ever popular village of Hammerwich and backing onto open fields this property offers all the peace & delights of rural living but still offering the conveniences of a town, with Burntwood centre & Swan Island amenities only a short drive away. Having being fully renovated to an exacting standard by its current owners including new heating and electrical system's, this is almost like buying a brand new home, offering a fabulous fitted Breakfast/Kitchen with separate Utility, the beautifully appointed living room with bay window looking out over the manicured front garden, stylish modern Bathroom with automatic lighting and two good double bedrooms. it is considered essential to have an early viewing of this property to fully appreciate the accommodation on offer.



ENTRANCE HALL

approached via a UPVC opaque double glazed entrance door and having quarry tiled floor, ceiling light point, smoke detector, radiator, stairs to first floor and door through to.

SITTING ROOM

4.60m max into bay x 3.60m (15' 1" max into bay x 11' 10") having UPVC double glazed bay window to front, ceiling light point, radiator and feature decorative fireplace with plastered surround and tiled hearth with high level sockets above.

BREAKFAST KITCHEN

4.70m x 2.80m (15' 5" x 9' 2") having recessed downlights, radiator, wood effect flooring, Shaker style units comprising base units with marble effect work tops above, matching wall mounted units, one and a half bowl sink and drainer, integrated electric induction hob with overhead extractor and oven beneath, integrated dishwasher, recessed cupboards with space for breakfast stools, UPVC double glazed window to rear, UPVC opaque double glazed window to rear, UPVC opaque double glazed door to rear leading to rear hallway and utility also having an open under stairs storage cupboard with space & power for fridge/freezer and UPVC opaque double glazed window.

REAR HALLWAY

having light point, doors to both sides leading outside and door to:

UTILITY

having power, plumbing and drainage, lino flooring and light point.



FIRST FLOOR LANDING

having UPVC opaque double glazed window to side, ceiling light point, smoke detector, loft access hatch and doors to further accommodation.

BEDROOM ONE

4.70m max (3.60m min) x 3.50m (15' 5" max 11'10" min x 11' 6") having ceiling light point, radiator, UPVC double glazed window to front and feature diamond shaped UPVC double glazed window to front.

BEDROOM TWO

3.40m x 2.40m (11' 2" x 7' 10") having ceiling light point, radiator and UPVC double glazed window to rear.



BATHROOM

having wood effect flooring, marble effect splashback areas, UPVC double glazed window to rear, ceiling light point with automatic light sensor, extractor fan, white suite comprising low level W.C., floating wash hand basin with storage beneath and panelled bath with mains fed shower appliance over, stainless steel heated towel rail and cupboard housing the combination boiler.

OUTSIDE

The property has a mainly laid to lawn foregarden with bedding plant border and gravelled driveway providing parking for several cars. To the rear of the property is a paved patio area and a mainly laid to lawn garden with mature bedding plant and shrubbery border and with exquisite views over the fields to the rear.

COUNCIL TAX

Band C.



FURTHER INFORMATION

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

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, 16 Cannock Road, Burntwood, Staffordshire, WS7 0BJ on 01543 670 055 or burntwood@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.