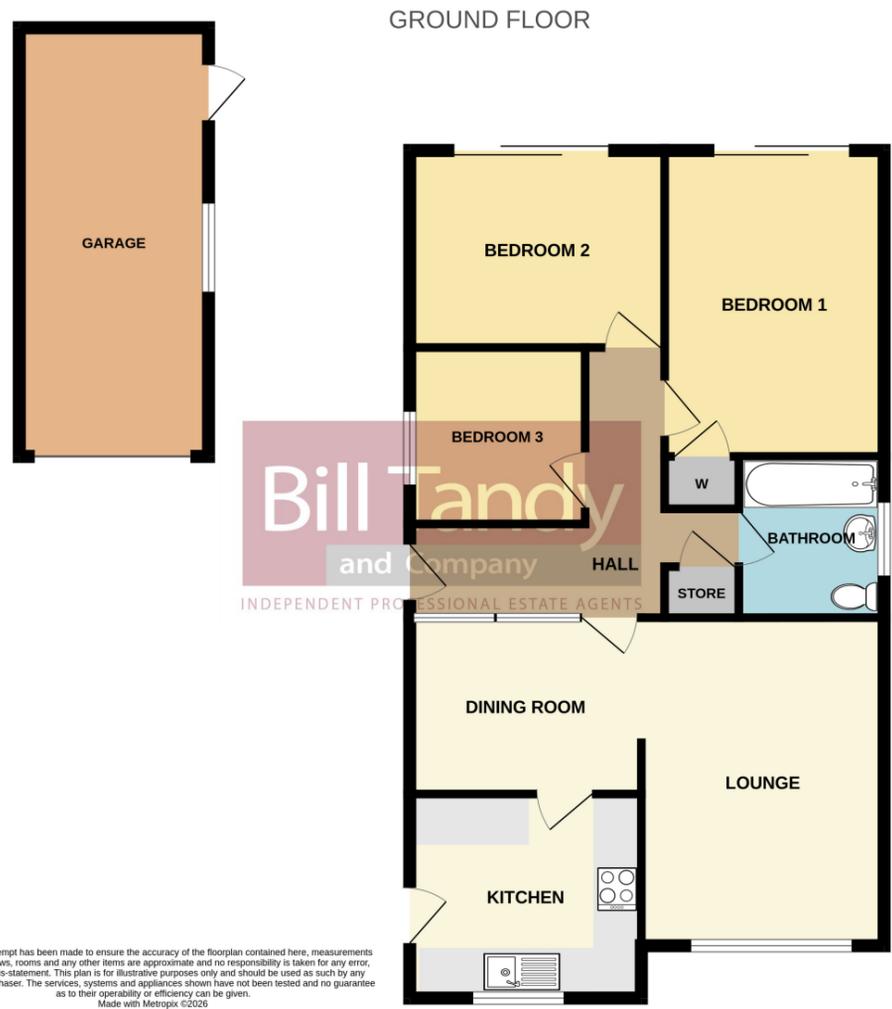




GROUND FLOOR



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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## 4 Forge Close, Hammerwich, Burntwood, Staffordshire, WS7 0JH

# £380,000 Freehold NO CHAIN

Fabulous opportunity to secure this well cared for, three bedroom detached bungalow with detached single garage with the added benefit of No Onward Chain! Occupying a prime position in this most sought after of cul-de-sac's in the ever-popular location of Hammerwich, Forge Close comprises of just seven bungalows in the heart of Hammerwich combining a rural feel with convenience, the area offers an abundance of countryside walks just on your doorstep, with all the amenities and conveniences you would expect in a city centre not five minutes in the car around the corner. Located at the nearby Swan Island in Burntwood you have doctors surgery, tanning salons, cafes, pubs, butchers, all the lifestyle and convenience amenities you could want, along with excellent transport links into Lichfield and the local commuting area. The bungalow itself has been well looked after by the present owner and the accommodation briefly comprises hall, lounge, separate dining area, kitchen, three good sized bedrooms, bathroom, fore and rear gardens, parking and garage.



### WELCOMING RECEPTION HALL

approached via a UPVC opaque double glazed entrance door and having two ceiling light points, radiator, access to storage cupboards and doors to further accommodation. A feature opaque glazed wall allows light into the lounge and dining areas.

### DINING AREA

3.20m x 2.40m (10' 6" x 7' 10") having UPVC double glazed window to side, ceiling light point, radiator, coved ceiling and opens through to the:

### LOUNGE AREA

4.50m x 3.30m (14' 9" x 10' 10") having ceiling light point, two wall light points, radiator, large UPVC double glazed window to front, coved ceiling and feature chimney breast housing an electric mock log burner, tiled hearth and brick recess.

### KITCHEN

3.20m x 2.80m (10' 6" x 9' 2") having traditional wooden base cupboards and drawers with complementary work surface above, matching wall mounted cupboards, inset gas hob with overhead extractor and oven below, one and a half bowl sink and drainer, integrated fridge and freezer, traditional block tiled splashbacks, cupboard housing the combination Worcester boiler, tiled floor, recessed downlights, radiator, UPVC opaque double glazed window to front and UPVC opaque double glazed door to side.

### BEDROOM ONE

4.20m x 3.00m (13' 9" x 9' 10") having fitted wardrobes with over-bed cupboards and recess for double bed, matching dressing table and chest of drawers, further built-in wardrobe, ceiling light point, radiator and double glazed sliding door out to rear patio.



### BEDROOM TWO

3.50m x 2.70m (11' 6" x 8' 10") having radiator, ceiling fan/light, loft access hatch and double glazed sliding doors leading out to the rear patio.

### BEDROOM THREE

2.40m x 2.40m (7' 10" x 7' 10") having ceiling light point, radiator and double glazed window to side.

### BATHROOM

2.20m x 2.00m (7' 3" x 6' 7") having tiled flooring, comprehensive wall tiling, white suite comprising panelled bath with wooden side panel, pedestal wash hand basin and low level W.C., opaque glass brick tiled window, radiator and ceiling light point.



### OUTSIDE

The property is set back from the road behind a shaped tarmac driveway with block paved edging providing parking for several vehicles and there is a landscaped front garden mainly laid to lawn with shaped bedding plant borders with mature shrubs and slate chipped edging. A paved driveway leads to the front door and garage with a side gate leading to the rear garden. The rear garden is landscaped having a paved patio area and is mainly laid to lawn with mature bedding plant borders and pebbled hardstanding area ideal for a greenhouse or shed.

### DETACHED SINGLE GARAGE

5.90m x 2.60m (19' 4" x 8' 6") approached via a manual up and over entrance door and having UPVC opaque double glazed window overlooking the garden and wooden door opening to same, power and lighting.

### COUNCIL TAX

Band D.



### FURTHER INFORMATION/SUPPLIES

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

### ANTI-MONEY LAUNDERING AND ID CHECKS

Once an offer is accepted on a property marketed by Bill Tandy and Company Estate Agents we are required to complete ID verification checks on all buyers, and to apply ongoing monitoring until the transaction ends. Whilst this is the responsibility of Bill Tandy and Company we may use the services of Guild 365 or another third party AML compliance provider. This is not a credit check and therefore will have no effect on your credit history. You agree for us to complete these checks. The cost of these checks is £30.00 including VAT per buyer. This is paid in advance when an offer is agreed and Once an offer is accepted on a property marketed by Bill Tandy and Company Estate prior to a sales memorandum being issued. This charge is non-refundable.



### 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](mailto: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.