



34 Pingle Lane, Hammerwich, Burntwood, Staffordshire,  
WS7 0JJ

**Bill Tandy**  
and Company  
INDEPENDENT PROFESSIONAL ESTATE AGENTS

**34 Pingle Lane, Hammerwich,  
Burntwood, Staffordshire, WS7 0JJ**

**£485,000**

## Offers in the region of

Bill Tandy and Company are pleased to present this beautifully presented five bedroom three storey end cottage located in the highly regarded village of Hammerwich with lovely countryside aspect to the front. The current owners have superbly improved the property with a stunning new kitchen and immaculate interior sympathetically in keeping with the age of the property. The property which needs to be viewed to be appreciated comprises a front family lounge with feature fireplace and karndean flooring, dining room, study, refitted kitchen, utility and downstairs guests cloakroom. To the first floor the master bedroom is a superb size complemented with en suite shower room, two further first floor bedrooms and family bathroom. To the second floor are two additional bedrooms and shower room. Outside, a block paved frontage provides ample parking, garage and delightful rear garden. This property would suit a growing family and an early internal viewing is strongly recommended.



### FRONT SITTING ROOM

15' 4" x 11' 7" (4.67m x 3.53m) approached via the main entrance door and having UPVC double glazed window to front, Kardean flooring, focal point chimney breast with rustic brick fireplace surround and raised hearth housing an open fire, traditional picture rail, deep skirting boards, two traditionally styled radiators, stripped wooden panel door opens to

### DINING ROOM

11' 9" x 11' 7" (3.58m x 3.53m) the focal point of the room being the chimney breast with rustic brick fireplace surround and matching raised hearth, Karndean flooring, traditional picture rails, deep skirting boards, traditional style radiator, UPVC double glazed window overlooking the rear garden, understairs storage cupboard and doors open off.

### STUDY

12' 4" x 8' 8" (3.76m x 2.64m) highly versatile room currently used as an ideal home office, having a set of UPVC double glazed French doors opening to the rear garden, obscure UPVC double glazed window to side, traditional picture rail, deep skirting boards, door to garage.

### RE-FITTED KITCHEN

17' 7" x 8' 8" max (6'8" min) (5.36m x 2.64m max 2.03m min) This stunning kitchen has recently been improved sourced from Mereway Kitchens to comprise base cupboards and drawers with quartz work tops above, wall mounted units enjoy under unit lighting, inset one and a half bowl sink, glazed display cabinets, small breakfast bar, free-standing cooker with gas hob, integrated fridge, freezer and dishwasher, traditional style radiators, inset ceiling spotlighting, UPVC double glazed window, a set of UPVC double glazed French doors open out to the rear garden, deep skirting boards with wooden floor and door to:

### UTILITY

5' 8" x 5' 8" (1.73m x 1.73m) having a part double glazed UPVC door to garden, UPVC double glazed window to rear, feature Belfast enamel sink set upon rustic brick plinth with chrome style mono tap and tiled splashback surround, tiled flooring, deep skirting boards and stripped wooden panel door opens to:



### GUESTS CLOAKROOM

having a white suite with chrome style fittings comprising wall mounted vanity wash hand basin with mono tap and tiled splashback and a dual flush close coupled W.C., traditional style radiator, tiled flooring, deep skirting boards and obscure UPVC double glazed window to rear.

### SPACIOUS FIRST FLOOR LANDING

having three ceiling light points, loft access hatch, built-in storage cupboard, traditional style radiator and a secondary easy tread return staircase ascends to the second floor with balustrade handrail.

### MASTER BEDROOM

27' 2" max (18'2" min) x 9' 1" max (5'3" min) (8.28m max 5.54m min x 2.77m max 1.60m min) having dual aspect UPVC double glazed windows to front and rear, ceiling light point, inset ceiling spotlights to the dressing area with fitted double wardrobes with sliding doors, two traditionally styled radiators, deep skirting boards and opening to:

### EN SUITE SHOWER ROOM

having a white suite with chrome style fittings comprising double wash hand basin with white high gloss fronted pull-out vanity storage cupboard set below and mono tap, dual flush W.C. newly updated in 2020 shower cubicle with tiled splashbacks, wall mounted chrome heated towel rail, tiled flooring and deep skirting boards.



### BEDROOM TWO

11' 8" x 11' 3" (3.56m x 3.43m) having a UPVC double glazed window to front with views across the countryside opposite Pingle Lane, traditional style radiator and deep skirting boards and storage cupboard.

### BEDROOM FIVE/OFFICE

8' 4" x 5' 3" (2.54m x 1.60m) having a UPVC double glazed window overlooking the rear garden, traditional style radiator and deep skirting boards.

### FAMILY BATHROOM

10' 2" x 7' 7" max (3.10m x 2.31m max) this spacious family bathroom has a white suite with chrome style fittings comprising pedestal wash hand basin with mono tap, dual flush close coupled W.C., free-standing bath with wall mounted taps and separate newly updated in 2020 shower cubicle with tiled splashbacks, wooden strip flooring, deep skirting boards, traditional style radiator and obscure UPVC double glazed window to rear.

### SECOND FLOOR LANDING

having part sloping ceiling Velux double glazed skylight to rear.



### BEDROOM THREE

13' max (9'5" min) x 11' 5" max (7'3" min) (3.96m max 2.87m min x 3.48m max 2.21m min) having part sloping ceiling with twin double glazed Velux skylights to front, traditional style radiator, deep skirting boards, walk-in wardrobe/storage cupboard and additional eaves storage cupboard.

### BEDROOM FOUR

11' 7" max (9'2" min) x 8' 6" max (5'3" min) (3.53m max 2.79m min x 2.59m max 1.60m min) having part sloping ceiling with twin Velux double glazed skylights to front, traditional style radiator, deep skirting boards and built-in wardrobe.

### SHOWER ROOM

having a white suite with chrome style fittings comprising double wash hand basin with white high gloss fronted vanity pull-out storage cupboard set below, dual flush W.C. newly updated in 2020 shower cubicle with tiled splashback, tiled flooring, and obscure UPVC double glazed window to rear.



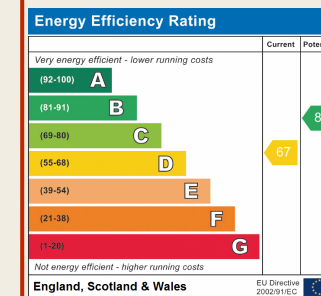
### OUTSIDE

The property sits back off Pingle Lane behind a block paved frontage which provides ample parking for numerous vehicles and with an herbaceous flower and shrub display bed, boundary walling to one side and hedgerow to the other side. To the rear is a fence enclosed garden offering a good degree of privacy and having a paved terrace area, lawn, herbaceous flower and shrub display borders, further paved patio area and useful timber garden storage shed, outdoor tap.

### GARAGE

14' 9" x 8' 8" (4.50m x 2.64m) approached via wooden double vehicular entrance doors and having light and power points, central heating boiler/pressure system, plumbing for washing machine, outdoor tap and door to internal accommodation.

### COUNCIL TAX BAND D

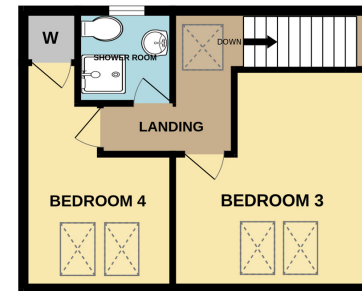
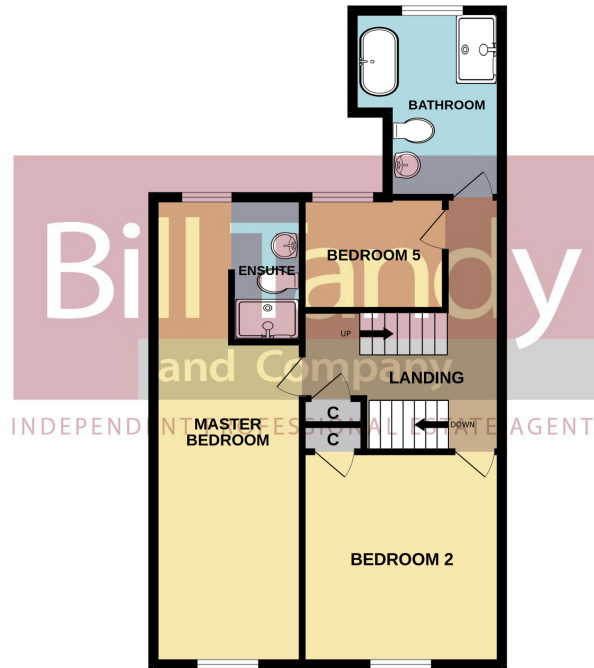
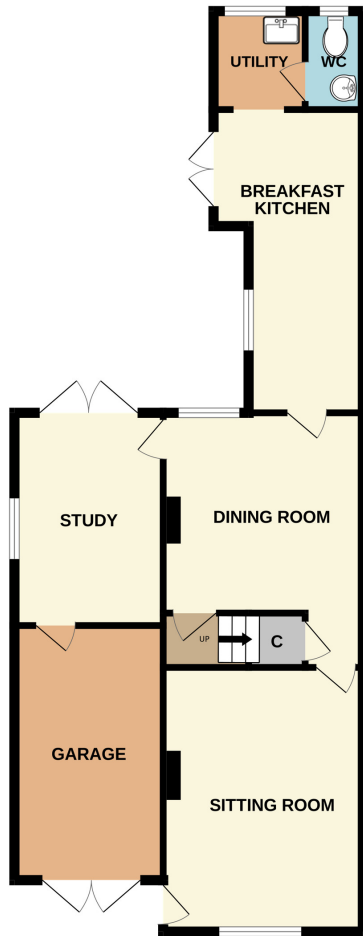


TENIRE

GROUND FLOOR

1ST FLOOR

2ND 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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