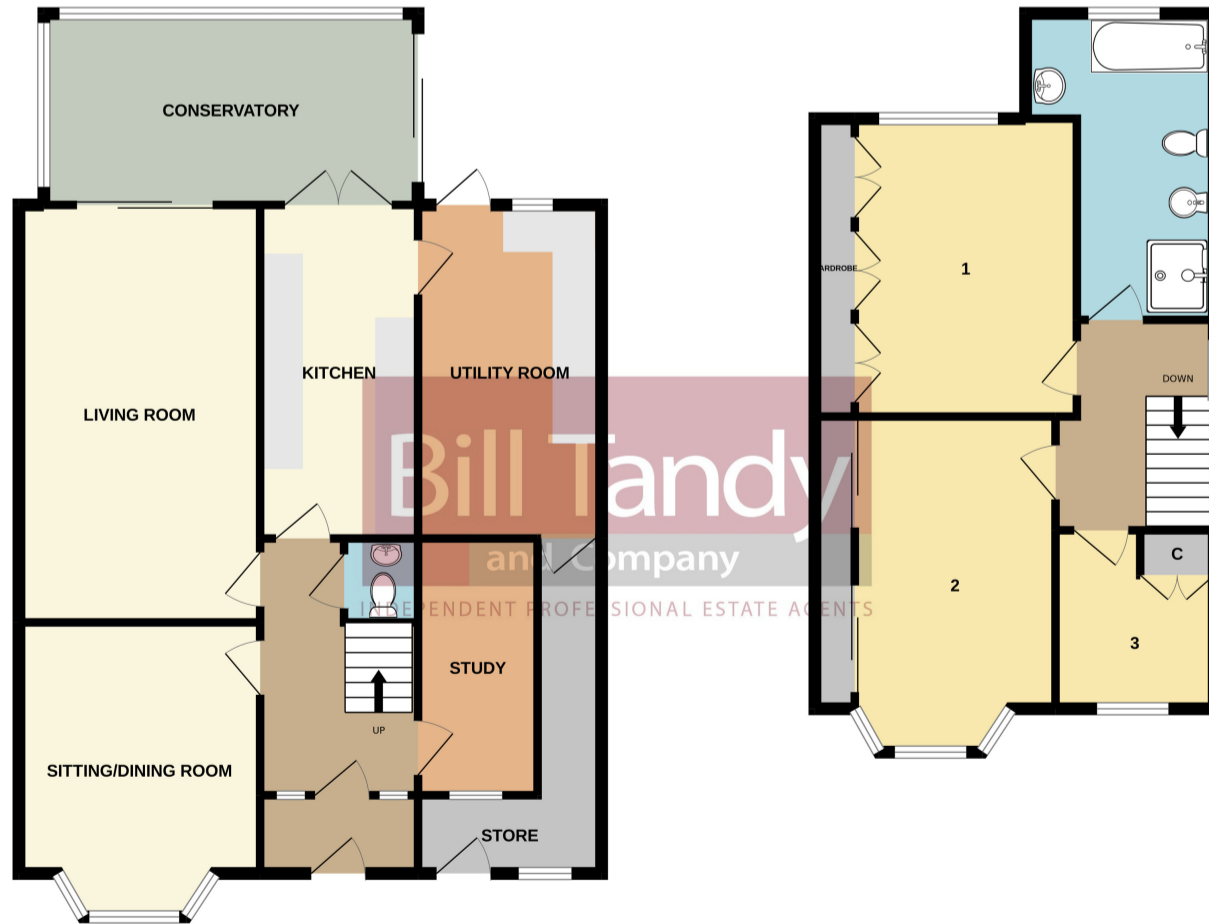




GROUND FLOOR
993 sq.ft. (92.2 sq.m.) approx.

1ST FLOOR
555 sq.ft. (51.6 sq.m.) approx.



TOTAL FLOOR AREA: 1548 sq.ft. (143.8 sq.m.) approx.

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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9 Stockhay Lane, Hammerwich, Burntwood, Staffordshire, WS7 0JE

£390,000 Freehold

****SUBSTANTIAL GARDEN TO THE REAR**** Bill Tandy and Company, Burntwood, are pleased to present this lovely traditional extended three bedroom semi detached family home located within the popular village of Hammerwich, with a particular feature being the substantial garden set to the rear. The property enjoys both UPVC double glazing and gas fired central heating and offers a wealth of accommodation which in brief comprises enclosed porch, welcoming through hallway, guests cloakroom, extended family living room, separate sitting/dining room with feature bay window, extended kitchen, utility, UPVC double glazed conservatory, useful study/office, three good sized first floor bedrooms and extended bathroom. The property sits back behind a driveway and foregarden with a particular feature being the fabulous generous enclosed rear garden. An early internal viewing is strongly encouraged to fully appreciate both the accommodation and the substantial garden plot to the rear this property offers.



ENCLOSED ENTRANCE PORCH

approached via a part obscure double glazed UPVC entrance door and having ceiling light point, useful base level storage cupboards and a traditional stripped wooden door with feature leaded glazed inserts opens to:

THROUGH HALLWAY

having easy tread staircase ascending to the first floor, ceiling light point, radiator and panelled doors lead off to further accommodation.

GUESTS CLOAKROOM

having low level W.C., corner mounted vanity wash hand basin and ceiling light point.

DINING ROOM

having UPVC double glazed bay window to front and a lovely log burner with tiled hearth forming the focal point in the room, complimented by symmetrical arched alcoves either side of the chimney breast with timber storage and shelving built into them. also having 1 ceiling light point and 1 radiator.

EXTENDED LIVING ROOM

19' 3" x 11' 5" max (10'5" min) (5.87m x 3.48m max 3.17m min) having a focal point chimney breast housing a wooden ornamental fireplace surround with tiled inset and raised hearth housing a Valor flame gas fire, a set of UPVC double glazed sliding patio doors open to the conservatory, ceiling light point, radiator and T.V. aerial socket.

EXTENDED KITCHEN

15' 5" max x 7' 4" (4.70m max x 2.24m) having a comprehensive range of matching light wooden fronted modern wall and base level storage cupboards incorporating larder store cupboards and display shelving, deep pan drawers, complementary roll top work surfaces, part ceramic splashback wall tiling, inset stainless steel sink and drainer with chrome style mono tap, built-in four ring gas hob with concealed extractor hood, separate eye-level oven and grill, plumbing for washing machine, inset ceiling spotlighting, radiator, part obscure UPVC double glazed door opens to the utility room and a set of double UPVC double glazed French doors open to the conservatory.



UTILITY ROOM

15' 2" x 8' 5" (4.62m x 2.57m) having a range of matching light wooden fronted modern wall and base level storage cupboards incorporating pantry store cupboards and drawers, complementary roll top work surfaces, part ceramic splashback wall tiling, inset stainless steel sink and drainer unit with chrome style mono tap, plumbing for washing machine and dishwasher, space for American style fridge/freezer, door to garage/store area and a part glazed door and window allows access to the rear garden.

STUDY

accessed of the hall, having built in work desk mounted upon matching wood effect base and wall mounted cupboard units, 1 ceiling light point and window to the front.

UPVC DOUBLE GLAZED CONSERVATORY

17' 3" x 8' 10" (5.26m x 2.69m) a lovely addition to the property having brick base with display sills, sloping polycarbonate roof, wall light points and a set of French doors open to the rear garden.

FIRST FLOOR LANDING

having an obscure UPVC double glazed window to side, loft access hatch, ceiling light point and wooden panelled doors lead off to further accommodation.

BEDROOM ONE

13' 0" x 9' 2" to face of wardrobes (3.96m x 2.79m to face of wardrobes) having UPVC double glazed window overlooking the rear garden, ceiling light point, radiator and a range of modern light wooden fronted double wardrobes across one wall.



BEDROOM TWO

13' 6" max (11'1" min) x 9' 5" (4.11m max 3.38m min x 2.87m) having a feature walk-in UPVC double glazed window to front, coving, ceiling light point, wooden effect flooring, radiator and fitted wardrobes with sliding doors.

BEDROOM THREE

7' 8" x 7' 3" (2.34m x 2.21m) having UPVC double glazed window to front, ceiling light point, radiator and built-in airing cupboard.

BATHROOM

having a modern white suite comprising low level W.C., bidet, pedestal wash hand basin, panelled bath and separate double corner shower cubicle with glazed splash screen door and wall mounted shower unit, complementary part ceramic splashback wall tiling, radiator and an obscure UPVC double glazed window to rear.



OUTSIDE

The property sits back from the footpath and is approached via a double width driveway providing ample off road parking for numerous vehicles. There is a lawned foregarden with shrub and plants borders and a part obscure double glazed UPVC panelled door with UPVC double glazed window allows access through to a useful storage area with passageway giving access to a door through to the internal accommodation. Set to the rear and being a particular main feature of this property, is a substantial enclosed garden having paved patio seating area and covered area and a paved pathway extends across shrub and planted garden areas. There is a useful timber garden storage shed, greenhouse and an opening through to a further substantial garden with hedge enclosure and mainly lawned garden space with various herbaceous flower and shrub display plants and small trees. There is a detached UPVC double glazed conservatory/summerhouse and a feature garden pool.

COUNCIL TAX

Band E.

FURTHER INFORMATION/SUPPLIERS

Mains drainage and sewage - South Staffs Water. Electric supplier - Eon. Gas supplier - British Gate. Telephone and Broadband – EE. For broadband and mobile phone speeds and coverage, please refer to the website below: <https://checker.ofcom.org.uk/>



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82+)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D		
(39-54)	E	55	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			

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.