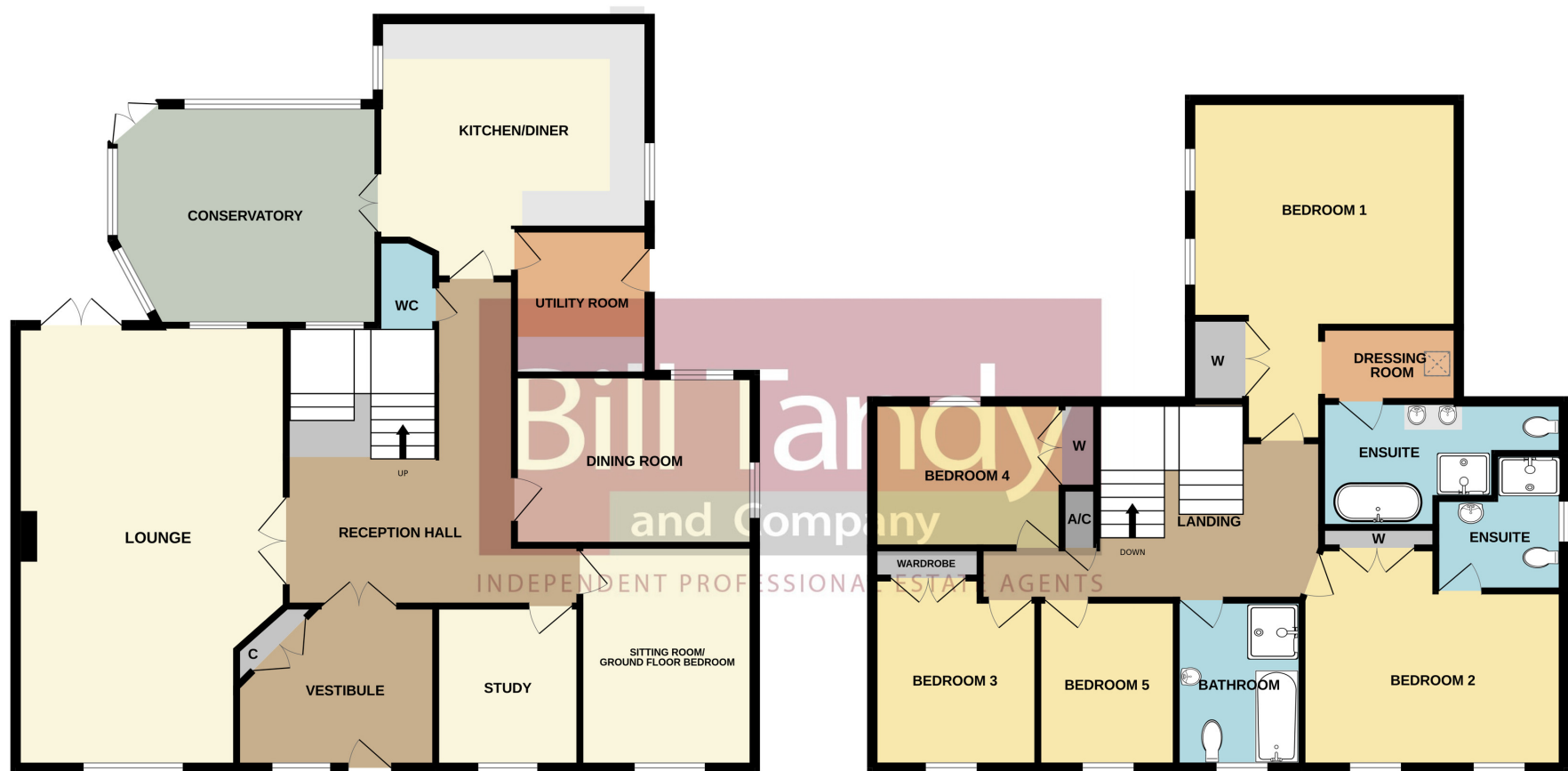


GROUND FLOOR

1ST FLOOR



18 MIDDLETON CLOSE, HAMMERWICH, WS7 0LT

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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18 Middleton Close, Hammerwich,
Burntwood, Staffordshire, WS7 0LT

£650,000 Freehold

Bill Tandy and Company are delighted in offering for sale this impressive executive detached family home located within the sought after rural village of Hammerwich. The village itself is superbly positioned with access to the nearby cathedral city of Lichfield and Burntwood town centre and there are nearby commuter road links including the A5, A38 and M6 toll road. Lichfield also offers superb commuter access with train lines to London, Birmingham and Manchester. The house itself, which was built circa 2003 by Westbury Homes offers generously sized accommodation throughout and is located on a small and select cul de sac of impressive detached dwellings, and we strongly urge the property is viewed internally to be fully appreciated. The accommodation comprises entrance vestibule, inner hall, guests cloakroom, through lounge, separate dining room, sitting room/optional ground floor bedroom, study, dining kitchen, utility room, five first floor bedrooms, two having en suite facilities, and main bathroom. Outside there are gardens to front, side and rear, parking for numerous cars and a rear detached double garage.



ENTRANCE VESTIBULE

approached via a front entrance door and having tiled flooring, double doored cloak cupboard and door to:

RECEPTION HALL

having stairs to first floor, tiled flooring, radiator, spotlighting and doors lead off to:

GUESTS CLOAKROOM

having pedestal wash hand basin with tiled surround, low flush W.C. and tiled flooring.

THROUGH LOUNGE

21' 11" max x 15' 6" max (6.68m max x 4.72m max) this generously sized main reception room has double glazed windows to front and rear, French doors to the rear patio, radiators and a feature and focal point fireplace with hearth, surround and mantel and an inset gas fire.

DINING ROOM

13' 9" x 9' 1" (4.19m x 2.77m) having double glazed windows to side and rear and radiator.

STUDY

8' 8" x 8' 2" (2.64m x 2.49m) having double glazed window to front and radiator.

SITTING ROOM/GROUND FLOOR BEDROOM

12' 7" x 10' 0" (3.84m x 3.05m) this fourth reception room is currently used as a ground floor bedroom having double glazed window to front and radiator.

DINING KITCHEN

15' 6" max x 13' 11" (4.72m max x 4.24m) having double glazed windows to both sides, door to conservatory, radiator, tiled flooring, spotlighting, comprehensive range of cream Shaker units comprising base cupboards and drawers surmounted by granite preparation work tops, tiled splashback surround, wall mounted cupboards with under-cupboard lighting, inset sink with swan neck mixer tap, Rangemaster multi-oven cooker with gas hob above and extractor canopy hood, glazed display cabinets, two radiators, integrated dishwasher and space for fridge/freezer.



UTILITY ROOM

7' 10" x 6' 10" (2.39m x 2.08m) having door to side, base and wall mounted storage cupboards, preparation work tops, space for washing machine and tiled flooring.

FIRST FLOOR GALLERIED LANDING

this generously sized landing space overlooks the reception hall and has airing cupboard and doors to:

BEDROOM ONE

15' 6" max x 15' 0" (4.72m max x 4.57m) having double glazed windows to side and two radiators.

DRESSING AREA

having a side Velux skylight window, built-in wardrobes and access to:

EN SUITE BATHROOM

having ceiling spotlighting, tiled flooring, double glazed window to rear, radiator, twin pedestal wash hand basins with tiled surround, low flush W.C., shower cubicle with bi-fold screen and shower appliances and bath.

BEDROOM TWO

16' 0" x 11' 5" max (4.88m x 3.48m max) having double glazed windows to front, radiator and door to:



EN SUITE SHOWER ROOM

having obscure double glazed window to side, radiator, white suite comprising pedestal wash hand basin with tiled surround, low flush W.C. and shower enclosure with shower appliance over and ceiling spotlighting.

BEDROOM THREE

12' 10" x 8' 1" (3.91m x 2.46m) having built-in wardrobe, radiator and double glazed window to rear.

BEDROOM FOUR

11' 6" max x 9' 0" (3.51m max x 2.74m) having double glazed window to front, radiator and built-in wardrobe.

BEDROOM FIVE

9' 9" x 7' 11" (2.97m x 2.41m) having double glazed window to front and radiator.

FAMILY BATHROOM

having obscure double glazed window to front, tiled flooring, radiator, ceiling spotlighting and modern white suite comprising pedestal wash hand basin with tiled surround, low flush W.C., bath and shower enclosure with shower appliance over.



OUTSIDE

The property is superbly located on this small and select cul de sac. There is a generously sized tarmacked driveway providing parking for numerous vehicles and leads to the detached double garage, and a side gate leads to the rear garden. To the rear of the property is a generously sized lawn with decked and paved patio entertaining spaces, mature trees and shrubs for screening, an additional lawn area and storage shed.

DETACHED DOUBLE GARAGE

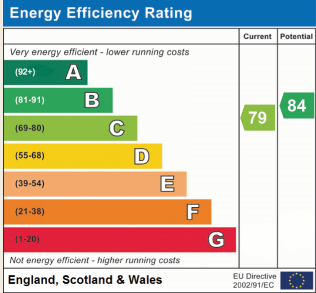
approached via twin electrically operated roller shutter doors and having light and power supply, electric heaters, door to side garden and useful loft storage space.

COUNCIL TAX

Band G.

FURTHER INFORMATION/SUPPLIES

Mains drainage, water, electricity and gas connected. Broadband 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.