

DRAFT

GROUND FLOOR
842 sq.ft. (78.3 sq.m.) approx.

1ST FLOOR
448 sq.ft. (41.6 sq.m.) approx.



5 STOCKHAY LANE, HAMMERWICH WS7 0JE

TOTAL FLOOR AREA: 1290 sq.ft. (119.9 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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**5 Stockhay Lane, Hammerwich,
Burntwood, Staffordshire, WS7 0JE**

£425,000 Freehold

Bill Tandy and Company present this well appointed delightful traditional three bedroom detached property located within this highly regarded village setting, with a particular feature being the lovely rear garden with onward countryside views. The property further benefits from having both UPVC double glazing and gas fired central heating, and the well planned accommodation comprises enclosed entrance porch, traditional through reception hallway, ground floor shower room, well appointed lounge, separate dining room, extended breakfast kitchen with UPVC double glazed sun lounge leading off with views to the rear garden. On the first floor a landing area gives access to three good sized bedrooms, as well as the family bathroom, and the property sits back behind a walled frontage, with driveway opening to give multiple parking with a car port to side extending to a separate garage, and the lovely rear garden which has views over countryside. An early internal viewing is strongly recommended to fully appreciate the setting and accommodation on offer within this delightful home.



ENCLOSED ENTRANCE PORCH

approached via a UPVC entrance door with obscure double glazed inserts and matching side screens set into brick archway. There is quarry tiled flooring, original traditional wooden entrance door with obscure picture leaded glazing and flanked with matching side screens to either side opening to:

TRADITIONAL THROUGH RECEPTION HALL

with staircase rising to first floor accommodation with balustrade hand rail, wooden style laminate flooring, smoke detector, two radiators, interconnecting archway giving access to both the ground floor shower room and kitchen, useful under stairs storage cupboard and wooden panelled door leads to:

LOUNGE

12' 11" x 11' 8" (3.94m x 3.56m) with two UPVC double glazed windows to side, focal point feature wooden fireplace surround with marble effect inset and coal effect electric fire, T.V. aerial socket, radiator and double opening to :

DINING ROOM

11' 5" x 10' 11" (3.48m x 3.33m) with UPVC double glazed walk in bay window to front, radiator.

GUESTS CLOAKS/SHOWER ROOM

having a modern white suite with chrome style fittings comprising pedestal wash hand basin, low level W.C., tiled enclosed shower cubicle, floor to ceiling two tone modern aqua boarded walls, wall mounted central heating boiler and UPVC double glazed window to side.

KITCHEN

18' x 19' 8" (5.49m x 5.99m) having a range of modern shaker style wall and base units, complementary marbled effect roll



top work surfaces with matching splashbacks and breakfast bar, inset one and half ceramic sink and drainer unit with mixer tap, plumbing and recess for automatic washing machine, plumbing for dishwasher, space for under counter fridge & freezer, 5 burner 'range' style gas cooker, half height wooden wall panelling, two obscure UPVC double glazed windows to side, further UPVC double glazed window overlooking the rear garden and double glazed UPVC door to:

SUN LOUNGE

7' 6" x 7' 6" (2.29m x 2.29m) being of UPVC double glazed construction with polycarbonate roof, useful built-in storage cupboard, radiator and door out to the rear garden.

FIRST FLOOR LANDING

with banister hand rail, loft access hatch, UPVC double glazed window to side and wooden panelled doors to:

BEDROOM ONE

12' 11" x 11' 5" (3.94m x 3.48m) with UPVC double glazed window to rear enjoying views over rear garden and countryside beyond, radiator and picture rail.



BEDROOM TWO

11' 5" x 10' 11" (3.48m x 3.33m) with UPVC double glazed window to front, picture rail and radiator

BEDROOM THREE

7' 11" x 7' 9" (2.41m x 2.36m) with UPVC double glazed window to front, radiator and built in storage cupboard with double opening doors.

FAMILY BATHROOM

comprising a white suite with chrome style fittings comprising panelled bath, wash hand basin set in vanity unit with cupboards below, low level W.C., radiator, modern stylish full height aqua boarded walls and UPVC double glazed window to rear.

GARAGE

(not measured) with double doors, light and power point and door and window opening to the rear garden.

OUTSIDE

The property is set back from the footpath behind



ornamental garden walling with opening onto the driveway which provides plentiful off road parking extending to the CAR PORT to side situated behind double timber gates. There is a lawned fore garden and a side entrance gate which leads into the delightful rear garden with fence perimeters and hedging enclosing the garden. There is a paved patio area, leading onto to lawn separated by a low level decorative Manor style iron fencing, well stocked herbaceous flower and shrub display borders and beds. There is a also a decorative pagoda at the top of the garden with further various herbaceous flowers and shrubs, and overall the garden offers a good degree of privacy with onward countryside views to the rear.

COUNCIL TAX

Band E.

FURTHER INFORMATION/SUPPLIERS

Mains drainage and sewage - South Staffs Water. Electric and Gas supplier - British Gas. T.V., telephone and Broadband - TBC. 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.