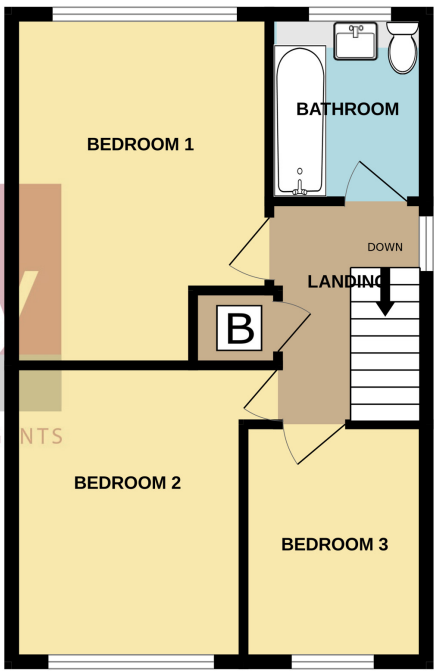
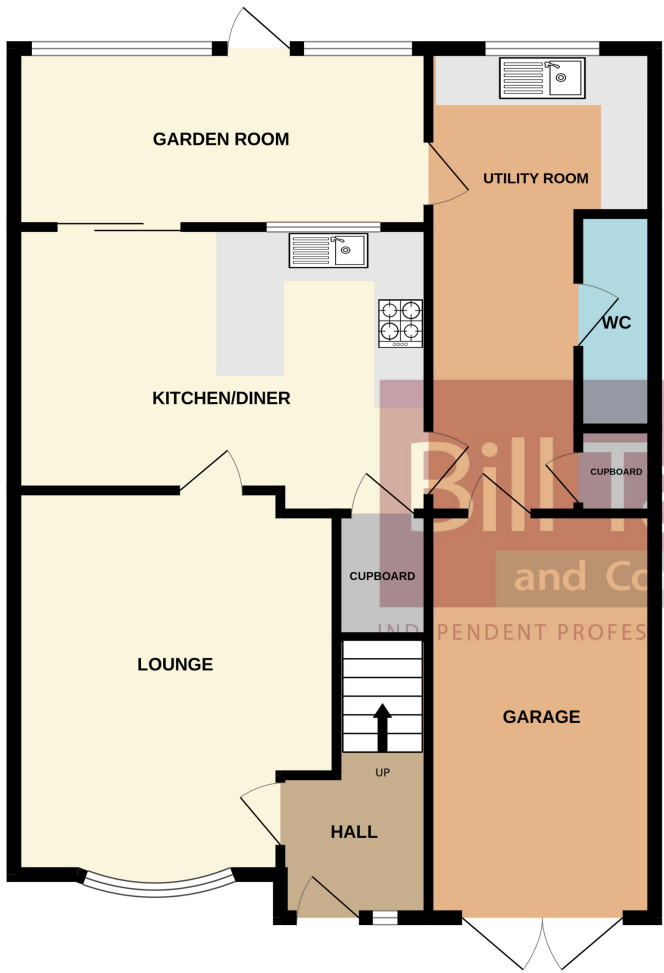




GROUND FLOOR

1ST 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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2 Hamps Close, Burntwood,  
Staffordshire, WS7 9JU

£375,000 Freehold

Extended and Stylishly Updated Home on the  
Sought-After Church Farm Estate!

Bill Tandy and Company proudly present this superb three-bedroom extended link-detached house, perfectly positioned in a quiet cul-de-sac close to Burntwood town centre and just a short drive from Lichfield. Recently modernised throughout, the home features a bright lounge, stunning refitted kitchen-diner, conservatory, utility room, cloakroom, and updated bathroom. Outside, enjoy ample parking, a garage, and beautiful. ☐ Move-in ready – viewing is a must!



ENTRANCE HALL

approached via a contemporary composite front door with window alongside and having stairs to first floor, radiator, oak flooring, shoe cupboard and door to:

LOUNGE

4.50m x 3.74m (14' 9" x 12' 3") having double glazed bow window to front, radiator, grey LVT flooring whilst the feature and focal point of the room is the superb fireplace with matching hearth inset and surround housing a flame effect electric fire.

RE-FITTED OPEN PLAN DINING KITCHEN

4.65m x 3.25m (15' 3" x 10' 8") this stunning and recently updated kitchen has tiled flooring, ceiling light points and further spotlighting, radiator, double glazed window and sliding doors to the conservatory and garden beyond, under stairs pantry store cupboard, contemporary handleless base cupboards and drawers with work tops above, glass splashback surround, wall mounted units, under-unit lighting, inset one and a half bowl Franke sink, double oven with four ring electric hob and extractor fan above, plinth lighting and integrated fridge and dishwasher.

CONSERVATORY

4.76m x 2.06m (15' 7" x 6' 9") one of the distinct features of the property is its superb sized conservatory garden room having an all seasons roof with spotlighting, double glazed window and door to rear garden, tiled flooring and door to:

UTILITY ROOM

having tiled flooring, radiator, double glazed window to rear, base and wall mounted storage cupboards with round edge work tops above and spaces below suitable for washing machine, tumble dryer, fridge and freezer, inset sink unit, store cupboard and door to garage.

GUESTS CLOAKROOM

having roof light, towel rail, tiled flooring and suite comprising wall mounted wash hand basin and low flush W.C.

FIRST FLOOR LANDING

having double glazed window to side, boiler cupboard housing the Worcester boiler and further doors open to:



BEDROOM ONE

3.55m max into recess x 2.64m (11' 8" max into recess x 8' 8") having recess suitable for wardrobe, double glazed window to rear and radiator.

BEDROOM TWO

3.55m x 2.79m max (11' 8" x 9' 2" max) having double glazed window to front and radiator.

BEDROOM THREE

2.69m x 2.17m (8' 10" x 7' 1") having double glazed window to front, radiator, fitted wardrobe, wall mounted storage and chest of drawers.

UPDATED BATHROOM

having obscure double glazed window to rear, chrome heated towel rail and suite comprising vanity unit with inset wash hand basin, low flush W.C. and 'P' shaped shower bath with shower over and polished porcelain tiled splashback surround.

OUTSIDE

The property is superbly located at the end of this very sought after and popular cul de sac, and has a tarmac drive to the front providing parking for numerous vehicle and leads to the garage. A substantial amount of work has been done to the rear garden which has a paved patio area, shaped lawn with flower bed borders and shed.



GARAGE

4.50m x 2.34m (14' 9" x 7' 8") approached via double entrance doors and having inner courtesy door to the utility room.

COUNCIL TAX

Band D.

FURTHER INFORMATION/SUPPLIERS

- Drainage – mains
- Water – mains connected
- Electric – mains connected plus Soral Panel addition
- Gas - mains connected
- Phone – 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 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.