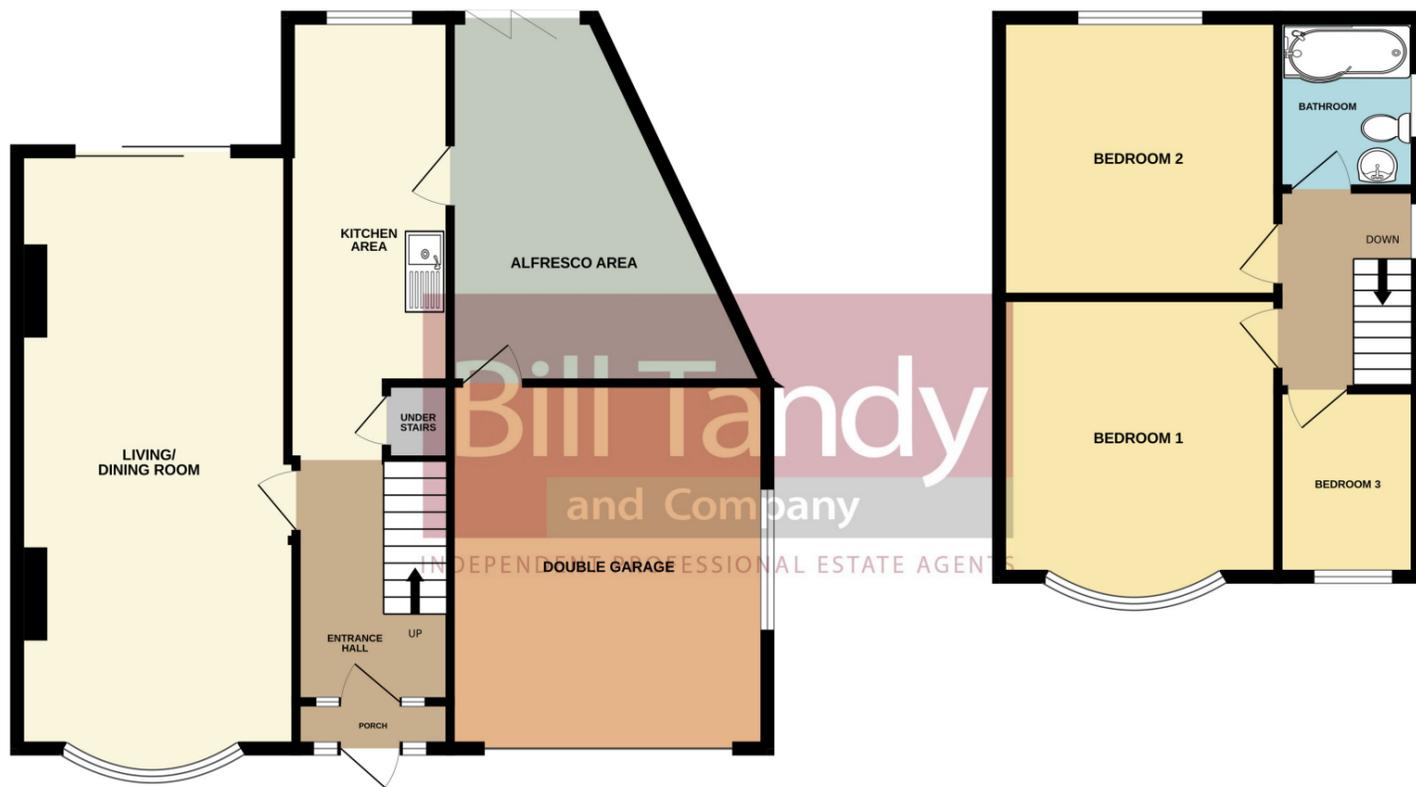




GROUND FLOOR

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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## 6 Hayfield House, Ogley Hay Road, Hammerwich, Burntwood, Staffordshire, WS7 4RA

### £367,500 Freehold NO CHAIN

Bill Tandy and Company, Burntwood, are delighted to present to the market this superb traditional three-bedroom detached home with a double garage and tremendous further potential, sold with no onward chain. Occupying a wonderful position on the Hammerwich/Burntwood border, the property is accessed via a slip road off Ogley Hay Road and enjoys open countryside views to both the front and rear. Offering the feel of a rural retreat while remaining close to excellent local amenities and transport links, this home perfectly blends tranquillity and convenience. The accommodation briefly comprises a porch entrance, welcoming reception hall, spacious through lounge and dining room, and a kitchen area offering scope for improvement. Upstairs, there are three well-proportioned bedrooms and a stylish, re-fitted contemporary bathroom. Outside, the property features a charming enclosed rear garden, together with a generous frontage providing extensive parking for multiple vehicles and an attractive



#### PORCH

approached via a UPVC double glazed entrance door with UPVC double glazed picture windows to either side and having tiled floor, ceiling light point, power points and a traditional wooden entrance door with stained glass insert and stained glass windows to either side opens to:

#### RECEPTION HALL

being part renovated and has stairs to first floor, recessed downlights, under stairs storage cupboard and doors to further accommodation.

#### KITCHEN AREA

4.70m x 2.10m (15' 5" x 6' 11") currently in the midst of renovation to be finished off by the new occupier and has been plastered and has electrics, recessed downlights and several wall mounted power points. The kitchen units, whilst having a working sink, have not been installed by the current owner and it will be left for the next owner to pick and install their own design. There is a kitchen ready to be installed, but it will not be fitted and could be left for the next owner via separate negotiation. There is a UPVC double glazed window to rear, UPVC double glazed door opening to the lean-to on the side and UPVC double glazed window looking through to the same.

#### STUNNING THROUGH LOUNGE/DINING ROOM

8.10m x 3.60m (26' 7" x 11' 10") having lovely solid oak flooring, feature UPVC double glazed walk-in bay window to front, UPVC double glazed sliding doors to rear whilst the focal point of the room are the two traditional working open fires with traditional wooden mantels and tiled recesses, having cast-iron inserts set on tiled hearths making fantastic features in the room. One wall has contemporary panelling, there is a Victorian style cast-iron radiator and two ceiling light points.

#### FIRST FLOOR LANDING

having loft access hatch, ceiling light point and a UPVC opaque double glazed window to side. Doors lead off to further accommodation.



#### BEDROOM ONE

4.20m max into bay x 3.60m (13' 9" max into bay x 11' 10") having feature walk-in double glazed bay window with radiator open field views to front, ceiling light point and wall light point.

#### BEDROOM TWO

3.60m x 3.60m (11' 10" x 11' 10") having UPVC double glazed window overlooking the paddocks to the rear, ceiling light point and Victorian style cast-iron radiator.

#### BEDROOM THREE

2.40m x 1.80m (7' 10" x 5' 11") having UPVC double glazed window to front, ceiling light point and radiator.

#### RE-FITTED CONTEMPORARY BATHROOM

2.20m x 1.80m (7' 3" x 5' 11") having modern tiled floor and tiling to walls. The room is tastefully done with a monochromatic theme blending traditional features with modern tastes. The suite comprises a modern 'P' shaped bath with traditional wooden panelling incorporating mains plumbed dual head shower system with rainfall effect all concealed in the wall, low level W.C. and contemporary wash hand basin on a traditional wooden work surface with drawers and storage cupboards below. There is a fitted illuminated wall mounted mirror with built-in shaver socket, recessed downlights, contemporary heated towel rail and opaque UPVC double glazed window to side.



#### OUTSIDE

The property is set well back from the road and there is a vast tarmac driveway suitable for eight to ten cars, lawned foregarden with pebble area and raised central water feature and shrub borders, hedged boundary for screening and driveway leading to the front entrance door, and lovely outlook over the fields beyond. To the rear is a charming fence enclosed garden having gate to the paddocks to the rear. There is a crazy paved patio area and three wooden steps lead up to the main area of lawned garden with boundaries having mature shrubs.

#### LEAN-TO

4.80m x 4.10m max (1.70m min) (15' 9" x 13' 5" max 5'7" min) approached from the kitchen via a UPVC double glazed door and having a polycarbonate roof, suspended timber floor, timber bi-fold doors opening to the rear garden, fence to one side and door into the rear of the garage.

#### DOUBLE GARAGE

4.90m x 4.10m (16' 1" x 13' 5") approached via electrically operated up and over entrance door and having window to side, power, lighting and wall mounted combination boiler.

#### COUNCIL TAX

Band C.



#### FURTHER INFORMATION/SUPPLIES

Mains drainage, water, electricity and gas connected. Telephone 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 Once an offer is accepted on a property marketed by Bill Tandy and Company Estate prior to a sales memorandum being issued. This charge is non-refundable.



| Energy Efficiency Rating                    |   | Current | Potential |
|---|---|---------|-----------|
| Very energy efficient - lower running costs |   |         |           |
| (92-)                                       | A |         |           |
| (81-91)                                     | B |         |           |
| (69-80)                                     | C |         | 78        |
| (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](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.