



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

Bill Tandy
and Company
INDEPENDENT PROFESSIONAL ESTATE AGENTS

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£500,000 OFFERS OVER

Bill Tandy and Company, Burntwood, are delighted to offer for sale this spacious extended traditional three/four bedroom family home located within the highly regarded village of Hammerwich. The property has recently undergone substantial improvement with recently added porch and updated interior providing a superb family home. The property comprises an porch leading into a hallway, front sitting room, study/bedroom four, breakfast kitchen, separate boot room and further added utility leading to a ground floor shower room. One of the main features of the house is the extended 23'2" x 15'6" lounge/dining room set to the rear with access to garden. To the first floor are three first floor double bedrooms and a spacious bathroom. The property sits back from the pavement behind a block paved driveway which provides ample parking, Store and a delightful enclosed rear garden. Locally there are a good standard of amenities a short drive away at Swan Island Burntwood, including a Co-op food store, Post Office, Doctors Surgery, Pharmacy, Public House and Cafe. For the commuter the A5, A38 and M6 Toll Road are all readily accessible, as are Lichfield Trent Valley and City railway stations.



PORCH

This recently added entrance porch opens into the reception hall, double glazed front door, double glazed side window.

RECEPTION HALL

Leading from the newly added porch, the hall provides a newly added staircase to first floor with a downstairs recess, courtesy door to the former garage now used for storage, further doors open to

SITTING ROOM

14' 8" x 13' 9" max (11'9" min) (4.47m x 4.19m max 3.58m min) having a walk-in UPVC double glazed bay window to front, the focal point of the room its Victorian style fireplace surround with tiled inset. Radiator.

BREAKFAST KITCHEN

15' 1" x 10' 6" (4.60m x 3.20m) having a range of matching modern fronted wall and base level storage cupboards incorporating drawers and matching dresser with display cabinets, complementary wood block work surfaces, inset sink and drainer unit with chrome style mono tap, built-in four ring gas hob with concealed extractor hood and separate eye-level oven and grill, integral dishwasher, matching central breakfast island, coving, inset ceiling spotlighting and ceiling light point, tiled flooring, wall mounted central heating boiler, UPVC double glazed window overlooking the rear garden.

UTILITY/BOOT ROOM

11' 0" x 6' 5" (3.35m x 1.96m) having bevel edged fitted work surface, plumbing for washing machine, space suitable for tumble dryer, part sloping ceiling, ceiling light point, tiled flooring, radiator and a part double glazed UPVC panelled door opens to the rear garden.



REAR LOUNGE/DINING ROOM

23' 2" x 15' 6" (7.06m x 4.72m) This generous size rear appointed room having focal point stone fireplace surround with raised tiled hearth and mantelpiece, coving, two ceiling light points, wall light points, two radiators, T.V. aerial socket, a set of UPVC double glazed double French doors open out to the rear garden and there is a UPVC double glazed window to the side.

STUDY/POTENTIAL FOURTH BEDROOM

Double glazed side window, radiator, recess ideal for a workstation area with spot lighting.

LAUNDRY ROOM

highly versatile inner laundry room is all prepped for white goods however is currently a blank canvas for multi purpose usage, tiled floor and radiator. Off leads to

REFITTED GROUND FLOOR SHOWER ROOM

With a side window, chrome heated towel rail, modern white suite comprises a low flush w.c. pedestal wash hand basin, shower cubicle with twin head shower over, tiled surround and tiled floor.



FIRST FLOOR LANDING

having ceiling light point and panelled doors leading off to further accommodation.

BEDROOM ONE

10' 9" x 10' 4" (3.28m x 3.15m) having a UPVC double glazed window overlooking the rear garden, coving, ceiling light point, radiator, fitted triple wardrobes with mirror fronted sliding doors and built-in airing cupboard.

BEDROOM TWO

12' 0" x 11' 4" (3.66m x 3.45m) having UPVC double glazed window to front, coving, ceiling light point, radiator and two fitted double wardrobes with mirror fronted doors.

BEDROOM THREE

12' 0" x 11' 4" (3.66m x 3.45m) having UPVC double glazed window to front, coving, ceiling light point, radiator and built-in storage cupboard/wardrobe.



BATHROOM

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

OUTSIDE

This attractive property sits back from the pavement and is approached via a block paved driveway which provides ample off road parking for numerous vehicles. A side gate opens to a passageway which leads to the rear garden. Set to the rear is a delightful fence and hedge enclosed garden which offers a great degree of privacy having a vast patio seating area with extensive lawned garden beyond with herbaceous flower and shrub display borders, shed and timber summerhouse.

STORE

Forming part of the original converted garage, now providing a useful storage room, with inner courtesy door to hall and up and over front access door.



COUNCIL TAX BAND E

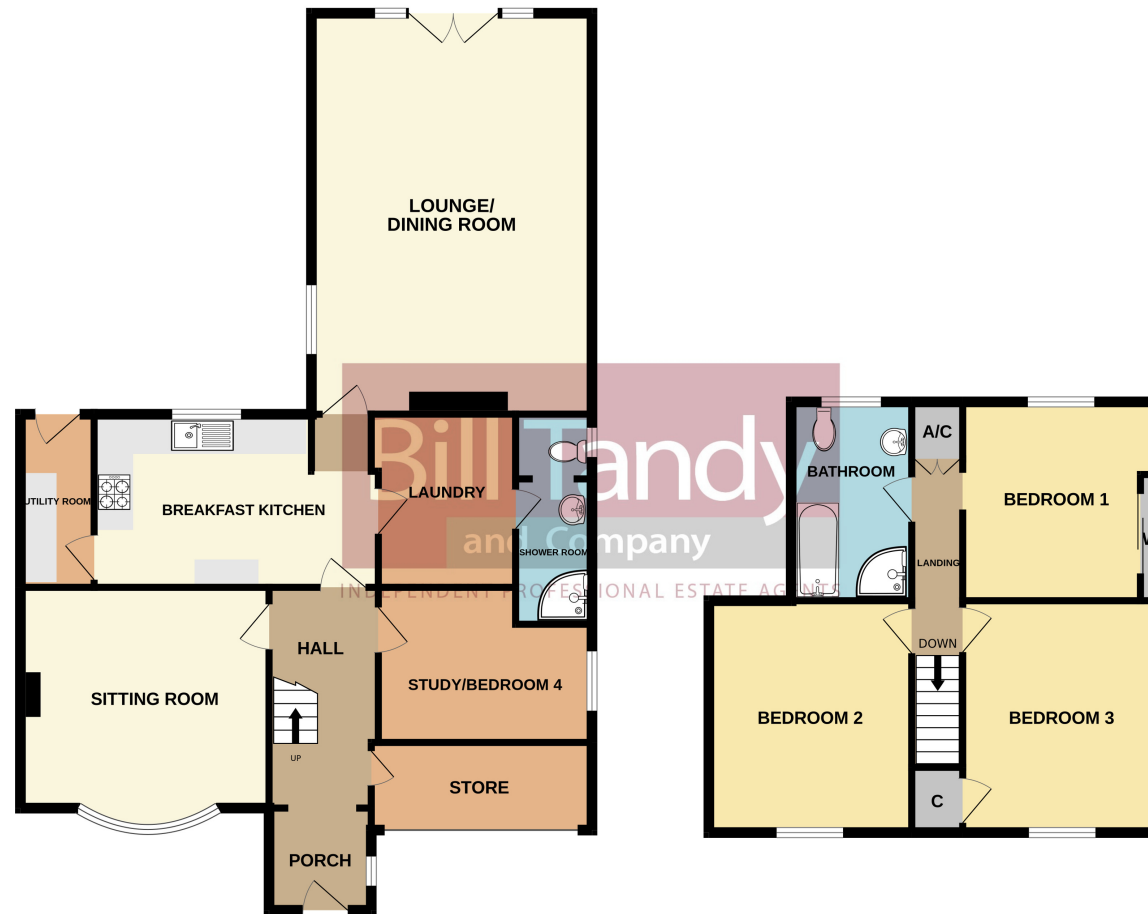
TENURE

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.



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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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