



4 PINGLE LANE, HAMMERWICH, WS7 0JJ

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 listed and no guarantee as to their operability or efficiency can be given.
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**4 Pingle Lane, Hammerwich,
Burntwood, Staffordshire, WS7 0JJ**

**£240,000 Freehold
NO CHAIN**

What's not to love about this charming c.1905 traditional terraced house with open views to fore and generously sized cottage style rear garden with original feature brick built outbuilding and gardeners w.c.

Located within the highly desirable Hamlet of Hammerwich and a short distance away from the cathedral city centre of Lichfield and Burntwood town centre. The property benefits from no upward chain offering quick completion and viewing is strongly encouraged to take full advantage of this rare opportunity to buy in a semi-rural location and requiring some cosmetic improvement to make your own mark on this delightful property.

The accommodation briefly comprises entrance hall, sitting room to front with bay window, dining room, kitchen, two first floor bedrooms and bathroom.



ENTRANCE HALL

approached via a double glazed front entrance door and having stairs to first floor and door to:

SITTING ROOM

3.85m into bay x 3.33m (12' 8" into bay x 10' 11") having a walk-in double glazed bay window to front, radiator and a feature focal point fireplace with marble style hearth, inset surround and mantel above housing a flame effect electric fire. An opening leads to:

INNER HALLWAY

having useful under stairs store cupboard, door to dining room and further door to a generously sized STORE CUPBOARD having window to rear.

DINING ROOM

3.90m x 3.28m (12' 10" x 10' 9") having sash window to rear, radiator, arched recess and off leads to:

KITCHEN

3.17m x 1.81m (10' 5" x 5' 11") having a stable door to side providing access to the rear garden, double glazed window to rear, base cupboards and drawers with round edge work tops, tiled surround, wall mounted cupboards, inset one and a half bowl sink and spaces for cooker and fridge/freezer.

FIRST FLOOR LANDING

having doors to:

BEDROOM ONE

3.30m x 2.99m (10' 10" x 9' 10") having double glazed window to front, radiator and a range of bedroom furniture comprising wardrobes, dressing table and over bed store cupboards.

BEDROOM TWO

3.00m x 1.98m (9' 10" x 6' 6") having a newly updated UPVC double glazed sash window to rear, radiator and built-in wardrobe with sliding mirrored doors.



BATHROOM

3.91m x 2.08m max (12' 10" x 6' 10" max) having a newly updated UPVC double glazed sash window to rear, radiator, suite comprising vanity unit with storage and wash hand basin above, low flush W.C. and bath, and useful double doored linen cupboard with shelving.

OUTSIDE

To the front of the property is a paved pathway leading to the front entrance door accessed via a pedestrian gated approach, and a shaped lawn with hedging to each side. One of the distinct features of the property is its superb sized rear garden, having a block paved patio area with two brick stores, one having an outside W.C. and further laundry store room and a side gated access providing access to the shared pedestrian access over next door's property ideal for bin access. The main part of the garden is set beyond having a shaped lawn and well stocked mature flower bed borders and trees. In the middle of the two gardens are brick built outhouses useful as small stores with potential. Set beyond the garden further extends with an additional block paved area, shaped lawn, flower bed borders and a rear terrace.



COUNCIL TAX

Band B.

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
A (92-100)	87
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
41	

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

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.

