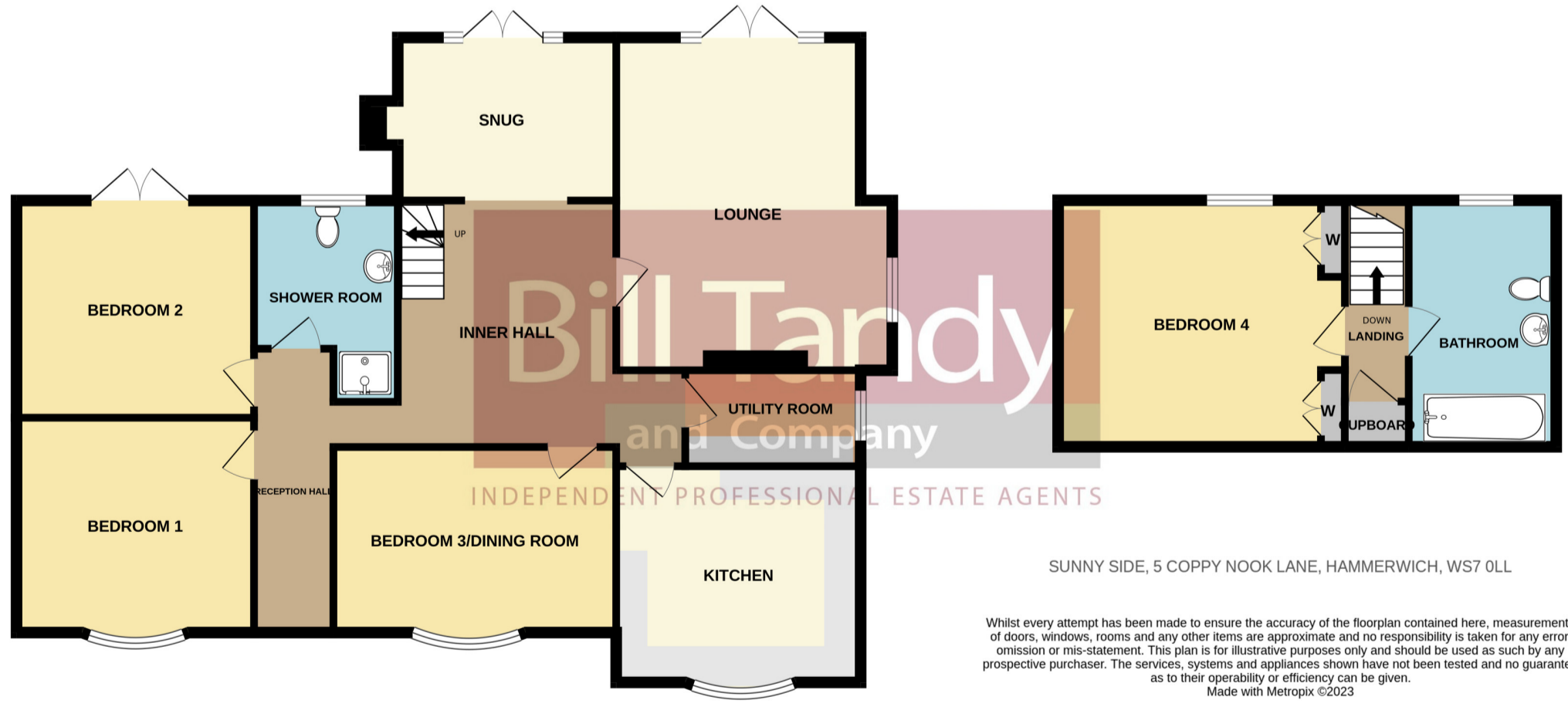


# DRAFT



GROUND FLOOR

1ST FLOOR



SUNNY SIDE, 5 COPPY NOOK LANE, HAMMERWICH, WS7 0LL

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 Sunny Side, Copsy Nook Lane,  
Hammerwich, Burntwood,  
Staffordshire, WS7 0LL**

## **£475,000 Freehold Offers In Region of**

**\*\* STUNNING DETACHED DORMER BUNGALOW - DELIGHTFUL SEMI RURAL LOCATION - OPEN COUNTRYSIDE TO BOTH FRONT AND REAR \*\***Mature detached dormer style home offering delightfully presented and flexible accommodation. Situated in this semi rural setting at the edge of Hammerwich, the property is situated on a sizeable plot with open views to both front and rear elevations, the rear garden enjoying a beautiful summerhouse with log burner, bar and W.C, ideal for use all year round. Accommodation briefly comprises entrance hall, sitting room, snug, dining room/bedroom four, kitchen, laundry room and shower room. To the first floor a further bedroom and bathroom. Externally there is off road parking and a single detached garage. 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.



### **THE PROPERTY IS ARRANGED ON TWO FLOORS TO COMPRISE**

#### **RECEPTION HALL**

With double glazed front entrance door, laminate floor, column radiator, and doors open to

#### **INNER HALL**

2.58m x 3.2m (8' 6" x 10' 6") With stairs to first floor, laminated floor, column radiator and doors open to

#### **SITTING ROOM**

3.45m max x 4.7m (11' 4" x 15' 5") Double glazed windows to rear and side, french doors to garden, column radiator, feature and focal point of the room is its fireplace with a brick surround, tiled hearth, wooden mantel beam above, gas stove fire.

#### **SNUG**

2.36m x 2.64m (7' 9" x 8' 8") This versatile reception room set to the rear, could be used as a dining room however used presently as a cosy snug room, complimented with recessed fireplace with a log burner stove and brick exposed inset, double glazed windows and french doors to rear, column radiator

#### **KITCHEN**

2.52m x 3.1m (8' 3" x 10' 2") Double glazed bow window to front, tiled floor, electric plinth heater, a range of kitchen cupboards comprise base and wall mounted cupboard for storage, drawers, preparation worktops with tiling surround, inset sink unit, Smeg oven and gas hob above with additional extractor fan, integrated fridge and freezer, additional wall mounted glass cabinets, and spot lighting to ceiling.



#### **UTILITY ROOM**

1.64m x 1.38m (5' 5" x 4' 6") Double glazed side window, round edge work top provides spaces below for a washing machine, dryer and dishwasher, chrome heated towel rail, baxi boiler and wall mounted store cupboards.

#### **BEDROOM 1**

2.86m x 2.9m (9' 5" x 9' 6") Double glazed bow window to front, radiator and laminate floor.

#### **BEDROOM 2**

2.89m x 2.57m (9' 6" x 8' 5") wooden floor, double glazed rear window and radiator.

#### **BEDROOM 3/DINING ROOM**

3.18m x 2.6m MAX (10' 5" x 8' 6") Double glazed bow window to front, radiator and laminate floor.

#### **GROUND FLOOR SHOWER ROOM**

double glazed window to rear, column radiator, modern wash hand basin with wood panelling surround, low flush w.c. and shower cubicle with twin head shower over, tiled floor.



#### **ON THE FIRST FLOOR**

Stairs ascend from the ground floor inner hall to the landing, door access to store cupboard and further doors open to

#### **BEDROOM 4**

3.25m x 3m (10' 8" x 9' 10") Double glazed window to rear, wardrobes, radiator and inset eave storage

#### **BATHROOM**

1.61m x 2.69m (5' 3" x 8' 10") double glazed rear window, radiator, wash hand basin, low flush w.c. and bath with shower head attachment, access to eave storage.

#### **OUTSIDE**

This superb plot is complimented with feature views to both front and rear to comprise:

#### **PARKING**

With a block paved driveway for several cars to front, access to side, front entrance door and to garage.



#### **DETACHED GARAGE**

2.69m x 4.5m (8' 10" x 14' 9") With a electric roller door to front, window to side.

#### **GARDEN**

One of the district features of the property is the superbly presented garden to rear complimented with feature views beyond. With paved and decked patio shaped lawns beyond, central pathway with box hedging, a range of established fruit trees and hedging for screening. Cesspit, access to garden room and arch entrance to the rear proportion of the garden. The rear of the garden is superbly enclosed with feature rear views, storage sheds/workshop and rear access to garden room. Side access to both side of the property.

#### **GARDEN ROOM**

Superb garden room ideal for working from home or as a superb relaxing space provides French doors to front and rear sections of the garden, wood burner, bar/kitchen area, door to w.c. with Sani-flow toilet.



#### **ADDITIONAL INFORMATION**

We understand that the property is gas heated with drainage served with a rear located Cesspit. Further details of this should be checked via your solicitors before legal commitment.

#### **COUNCIL TAX BAND D**

#### **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.