



Burntwood Road  
Hammerwich



# Burntwood Road Hammerwich



Lovett&Co. Estate Agents are pleased to offer for sale this immaculately presented three bedroom semi-detached family home with stunning views of the surrounding countryside to the rear.

Having only been built in 2018 the property features a modern fitted high specification kitchen with a dining area overlooking the fields at rear through the bi-fold doors, oversized garage with electric front door and rear utility area, a spacious first floor lounge, open landing area and gallery landing to the top floor, three good sized bedrooms with a high spec en-suite servicing the master and a family bathroom for the other two bedrooms.

There is also a blocked paved driveway with parking for three vehicles and a delightful landscaped rear patio area perfect for entertaining.

It is situated in the semi-rural village of Hammerwich, just outside Burntwood & Lichfield, both of which offer a wide range of amenities. It is also just a few miles away from Cannock Chase, an area of outstanding natural beauty. Commuter benefits include A5, A38, A461 & M6 Toll road linking the Midlands motorway network with local bus routes also available.

## RECEPTION HALL:

Composite front entrance door, tiled flooring, ceiling light point, useful storage cupboard, stairs to first floor and doors to the WC and kitchen diner.

## KITCHEN & DINING AREA:

14' 7" x 17' 1" (4.45m x 5.21m)

Range of matching high specification wall and base units incorporating cabinets with under-counter lighting, drawers and work surfaces, inset bowl sink and drainer with mono tap, integrated double oven with grill, microwave, 4 ring gas hob with extractor hood, full height fridge and freezer and a dishwasher, tiled splash backs, tiled flooring, recess ceiling spot lights, rear dining/sitting area with bi-fold doors to the rear, TV aerial point, door to the oversized garage with rear utility.

## LOUNGE:

14' 8" x 12' 9" (4.47m x 3.88m)

Carpeted flooring, TV aerial & phone sockets, ceiling light point, radiator and windows to rear.

## OVERSIZED GARAGE/UTILITY:

10' 4" x 22' 10" (3.15m x 6.96m)

Electric remote controlled front door, light and electric points, rear utility area with fitted wall and base units, sink and drainer, space for washing machine and dryer, door to the rear garden.

## GUEST WC:

3' 5" x 6' 4" (1.05m x 1.92m)

Modern fitted suite comprising: low level WC, cabinet wash hand basin, light point, radiator and window to front.

## FIRST FLOOR LANDING:

Carpeted flooring, ceiling light point, window to front, doors off to the lounge, master bedroom and further staircase to the second floor.

## MASTER BEDROOM:

12' 10" x 11' 0" (3.91m x 3.35m)

Built in wardrobe, carpeted flooring, radiator, ceiling light point, window to front and door to the en-suite.

## EN-SUITE SHOWER ROOM:

11' 1" x 4' 7" (3.39m x 1.40m)

Modern fitted suite comprising: walk in shower cubicle, cabinet wash hand basin, low level W/C, wall tiling & tiled flooring, heated chrome towel rail, extractor fan, ceiling spot lights and window to rear.

## SECOND FLOOR GALLERY LANDING:

Overlooking the first floor landing, it features: carpeted flooring, ceiling light point, small window to front, doors off to the two bedrooms and family bathroom.

## BEDROOM TWO:

13' 1" x 12' 4" (4.00m x 3.75m)

Large built in wardrobe, carpeted flooring, ceiling light point, radiator, TV point and velux windows to the rear.





### **BEDROOM THREE:**

10' 7" x 6' 5" (3.22m x 1.96m)

Carpeted flooring, ceiling light point, radiator, TV point and window to rear.

### **FAMILY BATHROOM:**

6' 2" x 6' 2" (1.87m x 1.87m)

Modern white suite comprising: bath with shower over, cabinet wash hand basin, low level W/C, wall tiling & tiled flooring, ceiling light point, heated chrome towel rail, extractor and velux window to side.

### **EXTERNALLY:**

At the front is a block paved driveway offering parking for up to three vehicles. The landscaped rear patio garden is south west facing collect the sun throughout most of the day and evening and has gorgeous views over the fields to the rear. It features: block paved patio area with gabion stone wall border and fence to the fields. The garden is perfect for entertaining guests, eating al fresco or just relaxing and enjoying the views with the bi-fold doors opening from the kitchen diner.

### **VIEWING:**

Please contact us on 01543 889410 if you would like to arrange a viewing appointment for this property or require further information.

### **DISCLAIMER:**

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**Ground Floor**

**First Floor**

**Second Floor**





