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NAEA
National Association of Estate Agents

The Property Ombudsman
sales

Bill Tandy
and Company

INDEPENDENT PROFESSIONAL ESTATE AGENTS

TOTAL FLOOR AREA : 2232 sq.ft. (207.4 sq.m.) approx.

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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GROUND FLOOR
1409 sq.ft. (130.9 sq.m.) approx.

1ST FLOOR
823 sq.ft. (76.4 sq.m.) approx.



8 Ashmall, Hammerwich, Burntwood, Staffordshire, WS7 0NA

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£695,000 Freehold

Bill Tandy and Company, Burntwood, are excited to be offering to the market this fabulous opportunity to secure a superbly presented executive detached four bedroom family home on an exclusive road within the sought after village of Hammerwich. The property sits at the end of this exclusive and private development of just four properties in the heart of Hammerwich occupying a superb corner plot. This most idyllic of locations is sought after by many purchasers due to the exclusivity of Hammerwich itself and the semi-rural setting with countryside surroundings yet having all the amenities of nearby Burntwood, and the cathedral city of Lichfield just a short drive away. This well presented property briefly comprises entrance hall, guests cloakroom, living room, lounge, dining room, breakfast kitchen and utility, conservatory, four first floor double bedrooms all with built-in wardrobes with the master having an en suite shower room, and a principal family bathroom. Outside there is a foregarden, block paved driveway, double garage and a beautifully landscaped rear garden, and an early viewing is considered essential to fully appreciate the wealth of accommodation on offer.



CANOPY STORM PORCH
with recessed LED downlights leading to the composite UPVC opaque double glazed entrance door with matching UPVC double glazed window to side and leads to:

RECEPTION HALL
3.60m x 3.60m (11' 10" x 11' 10") having solid wood flooring, ceiling light point, radiator, stairs to first floor with under stairs cupboard, smoke detector and doors leading off to further accommodation.

GUESTS CLOAKROOM
1.90m x 1.10m (6' 3" x 3' 7") having a contemporary suite comprising pedestal wash hand base with modern brick tiled splashback and low level W.C., a continuation of the solid wood flooring, UPVC opaque double glazed window to front, ceiling light point and radiator.

LIVING ROOM
7.90m min (8.60m max into walk-in bay) x 4.60m max into inglenook (3.60m min) (25' 11" min 28'3" max x 15' 1" max 11'10" min) having feature walk-in UPVC double glazed bay window to front, focal point brick inglenook recess with inset gas fire and two UPVC opaque double glazed windows either side of the chimney breast, UPVC double glazed double doors with UPVC double glazed side panels leading to the rear conservatory, recessed downlights, five wall light points and two radiators.

DINING ROOM
3.60m x 3.30m (11' 10" x 10' 10") having UPVC double glazed window overlooking the rear garden, ceiling light point and radiator.

UPVC DOUBLE GLAZED CONSERVATORY
3.00m x 2.70m (9' 10" x 8' 10") having half height brick wall, UPVC double glazed double doors opening to the rear patio, polycarbonate roof, power points and ceiling mounted fan/light unit.

BREAKFAST KITCHEN
4.70m x 3.30m (15' 5" x 10' 10") having UPVC double glazed windows to rear and side, modern Shaker style base cupboards with complementary roll to work surface above, matching wall mounted cupboards, tiled splashbacks, five burner gas hob with overhead extractor, eye-level double oven and grill, inset ceramic one and a half bowl sink and drainer with mixer tap, integrated dishwasher, tiled flooring, recessed downlights and further ceiling light point, radiator and door to:

LOUNGE
4.60m x 3.30m (15' 1" x 10' 10") having UPVC double glazed window to side, two ceiling light points, two radiators and focal point modern wall mounted floating fireplace with inset log effect electric fire. Door to:



UTILITY ROOM
4.90m x 1.70m (16' 1" x 5' 7") having half height tiling to two walls, tile effect flooring, UPVC double glazed windows to rear and side, UPVC opaque double glazed door to side, traditional wood base cupboards with complementary work surface above, sink and drainer with mixer tap, space and plumbing for white goods, matching wall mounted cupboards, wall mounted condensing boiler, ceiling light point, radiator and door to double garage.

FIRST FLOOR LANDING
having ceiling light point, smoke detector, radiator, airing cupboard with hot water tank and linen shelving and loft access hatch with pulldown ladder leading to fully boarded loft with power and light. Doors lead off to further accommodation.

BEDROOM ONE
4.70m x 3.30m (15' 5" x 10' 10") having UPVC double glazed window to rear, ceiling light point, wall light point, radiator, fitted wardrobes and fitted dressing table and drawers and door to:

CONTEMPORARY EN SUITE SHOWER ROOM
2.50m x 2.20m (8' 2" x 7' 3") having tiling to walls, tiled flooring, white suite comprising W.C. with hidden cistern, wall mounted contemporary wash hand basin and corner shower unit with mains plumbed Grohe shower fitment having external controls, heated towel rail, UPVC opaque UPVC double glazed window to front, wall mounted shaver point, recessed downlights and extractor fan.







BEDROOM TWO
4.40m max (3.40m min) x 3.70m max (2.60m min) (14' 5" max 11'2" min x 12' 2" max 8'6" min) having UPVC double glazed window to front, ceiling light point, radiator and built-in wardrobes with central dressing table recess.

BEDROOM THREE
3.70m max (2.60m min) x 3.40m max (2.40m min) (12' 2" max 8'6" min x 11' 2" max 7'10" min) having UPVC double glazed window to rear, ceiling light point, radiator and built-in wardrobes.

BEDROOM FOUR
3.60m (min not including wardrobes) x 2.50m (11' 10" min not including wardrobes x 8' 2") having UPVC double glazed window to front, ceiling light point, radiator and built-in wardrobes.

FAMILY BATHROOM
3.6m x 2.4m (11' 10" x 7' 10")(maximum) a good space to relax offering a four piece bath suite comprising of enclosed shower with mains plumbed shower fitment, corner bath, low level back to wall w/c and wash hand basin inset within a vanity surface with storage cupboards below. Also having half height tiled walls, ceiling light point, radiator and opaque UPVC double glazed window to rear.

OUTSIDE
The property sits at the head of an exclusive private development servicing just four properties with a block paved driveway approach and lawned foregarden with hedgerow boundary and mature trees and shrubs. There is a large block paved parking area leading to the front entrance door, double garage and side access. To the rear of the property is a fence and hedge enclosed beautifully landscaped garden having patio area ideal for entertaining and shaped lawn. A decorative brick wall with steps rise to the second level being mainly laid to lawn and having mature trees and shrubs, hardstanding for good sized shed and rockeries with mature plants.

DOUBLE GARAGE
5.30m x 5.10m (17' 5" x 16' 9") approached via two manual up and over entrance doors and having loft hatch, four ceiling light points, power points, UPVC double glazed window to front and double base unit with work surface above and inset sink and drainer.

COUNCIL TAX
Band G.

FURTHER INFORMATION/SUPPLIES
Mains drainage, water, electricity and gas connected. Telephone connected. For broadband and mobile phone speeds and coverage, please check the Ofcom website. For further information please refer to Key Facts for Buyers.

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.

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

These details represent the opinions of Bill Tandy and Co who are Agents for the Vendors. No warranty or guarantee can be given concerning the condition of this property or any part of it. These particulars do not form a contract or any part thereof. All measurements and distances are approximate and buyers are advised to instruct a Solicitor to check the Deeds, and a Surveyor to check to condition of the property.