



Hall Lane, Hammerwich
Burntwood, WS7 0JP

Offers in the Region Of £270,000

Hammerwich

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Built in circa 1900 lies this charming and immaculately presented cottage that is both beautifully finished and deceptively spacious.

Internally the ground floor boasts a lovely living room with feature log burner, versatile dining space and modern fitted kitchen.

Stairs lead to the first floor where you find two generous bedrooms with ample storage space and lastly a modern bathroom.

Outside is a well manicured and privately enclosed rear garden and to the fore of the property is on street parking and ample parking across the road.

Hammerwich is a quaint village that has a lovely feel but is still near enough to transport links, shops and fantastic country pubs.

If you are looking for a unique property bursting with charm and character then look no further!!!







Property Specification

BEAUTIFUL COTTAGE
BUILT CIRCA 1900
CHARMING VILLAGE LOCATION
SPACIOUS THROUGHOUT
FEATURE LOG BURNER

Living Room 11' 10" x 11' 4" (3.61m x 3.45m)

Dining Space 11' 10" x 11' 5" (3.61m x 3.48m)

Kitchen 12' 11" x 7' 2" (3.94m x 2.18m)

Landing

Bedroom One 11' 10" x 11' 5" (3.61m x 3.48m)

Bedroom Two 11' 11" x 8' 4" (3.63m x 2.54m)

Bathroom

Agent's Note:

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract.
Came on the market:

Viewer's Note:

Services connected: Gas, Electric, Water, Drainage
Council tax band: C
Tenure: Freehold

Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only

Ground Floor



First Floor



Energy Efficiency Rating

**New
Instruction
Awaiting
E.P.C.**

Map Location

