



Mansion Drive, Hammerwich
Burntwood, WS7 0JD

Offers in the Region Of £600,000

Hammerwich

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Welcome to Mansion Drive, an executive four bedroom detached property situated on a desirable residential street in the quaint village of Hammerwich.

An internal inspection reveals a welcoming entrance hall, spacious living room with double doors into a generous family dining room. The ground floor also features a second sitting room and large kitchen with separate utility room.

Stairs lead to the first floor where you are greeted with a large gallery landing with excellent views and doors to four bedrooms all generous in size, there is a family bathroom and en suite to master.

Outside is a pleasant privately enclosed rear garden with charming picturesque views of unobstructed countryside, it really is a lovely place to be and has amazing scope for further improvement.

To the fore is a multi vehicle driveway and useful garage space.

Nearby amenities include highly regarded schools, local shops and easily accessible transport links allowing easy access into Lichfield City Centre.

Offered with NO ONWARD CHAIN this really is a rarity!!
CALL NOW TO VIEW!









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:

Property Specification

Porch

Entrance Hall 2.94m (9'8") x 2.44m (8')

Living Room 4.98m (16'4") x 4.44m (14'7")

Dining Room 3.39m (11'2") max x 3.12m (10'3")

Sitting Room 4.35m (14'3") x 3.78m (12'5") max

Kitchen 3.78m (12'5") x 3.05m (10')

Utility Room 3.25m (10'8") x 1.93m (6'4")

WC

Landing 4.32m (14'2") x 3.23m (10'7")

**Bedroom 1 4.67m (15'4") x 4.44m (14'7") plus
0.24m (0'10") x 0.24m (0'10")**

Bedroom 2 3.57m (11'9") x 3.03m (9'11")

**Bedroom 3 3.67m (12') x 3.16m (10'4") plus 0.24m
(0'10") x 0.24m (0'10")**

**Bedroom 4 4.32m (14'2") x 2.26m (7'5") plus 0.24m
(0'10") x 0.24m (0'10")**

Bathroom 2.69m (8'10") x 2.07m (6'9")

En-suite 2.94m (9'8") x 2.44m (8')

Garage 5.28m (17'4") x 5.28m (17'4")

Services connected: Gas, Electric, Water, Drainage

Council tax band: G

Tenure: Freehold

Floor Plan

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



Total area: approx. 201.6 sq. metres (2170.2 sq. feet)

Energy Efficiency Rating

New
Instruction
Awaiting
E.P.C.

Map Location

