



Hanne Hay Road
Burntwood

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Lovett&Co. Estate Agents are pleased to offer for sale this beautifully presented three bedroom semi-detached house situated in a desirable semi rural location with a quiet green to the front and open fields to the rear.

The property briefly comprises: entrance hallway, spacious front lounge opening to the rear dining room, modern fitted breakfast kitchen and large side utility/store, landing, three bedroom and a new fitted family bathroom.

Externally there is a large front driveway with parking for several vehicles, plus a stunning south facing private rear garden backing on to the fields at the rear.

The vendor had a number of jobs carried out in 2019 which include: new front lounge window and front door, new carpets throughout, new fridge-freezer and dishwasher, serviced alarm system, new gas fireplace in the lounge, new felt roof on the side utility. The bathroom is brand new. The house has also been re-sprayed/painted and a new paved entrance way made to the front door.

It is situated on the outskirts of Hammerwich, just outside Burntwood & Chasetown which both 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 entrance door, ceiling light point, carpeted flooring, stairs to first floor and door to the lounge.

LOUNGE:

13' 5" x 11' 0" (4.10m x 3.35m)

Feature fireplace with fitted recess gas fire, carpeted flooring, TV aerial & phone socket, ceiling light points, bay window to front and opening to the dining area.

DINING AREA:

10' 6" x 11' 6" (3.20m x 3.50m)

Carpeted flooring, ceiling light point, radiator, window to the rear and door to the kitchen.

MODERN FITTED BREAKFAST KITCHEN:

11' 0" x 14' 6" (3.36m x 4.42m)

Range of matching wall and base units incorporating cupboards, drawers, and covered wooden work surfaces, under cabinet down lighting, inset Belfast sink, space for a range oven, integrated dishwasher and fridge-freezer, floor to ceiling lada, re-levelled flooring with vinyl floor cover, breakfast bar, ceiling light point, window and door to the rear garden, plus door to the large utility/store space.

UTILITY/STORE:

6' 1" x 20' 4" (1.85m x 6.20m)

Space and plumbing for appliances, tiled flooring, ceiling light point and door to front of property.

FIRST FLOOR LANDING:

Carpeted flooring, ceiling light point, window to side, access to loft, doors off to three bedrooms and family bathroom.

MASTER BEDROOM:

10' 6" x 11' 5" (3.21m x 3.48m)

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





BEDROOM TWO:

10' 6" x 11' 1" (3.21m x 3.38m)

Laminate flooring, radiator, ceiling light point and window to front.

BEDROOM THREE:

6' 1" x 8' 3" (1.85m x 2.51m)

Carpeted flooring, window to front, ceiling light point and radiator.

FAMILY BATHROOM:

White suite comprising: walk in shower cubicle, vanity unit incorporating wash hand basin and cabinets, low level w/c, heated towel rail and window to rear.



EXTERNALLY:

At the front is a drive with parking for several vehicles which leads to the front door. The private rear garden is enclosed by fenced borders and features; patio area ideal for entertaining and steps

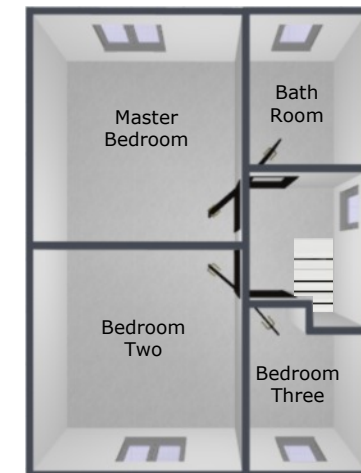
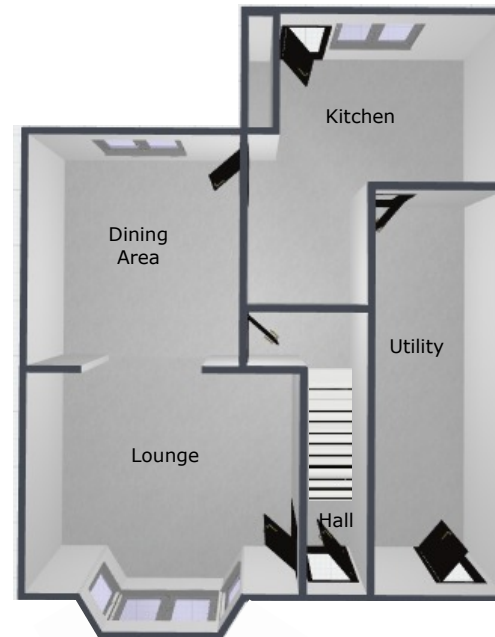
up to a lawn with planted borders and shed, plus views directly over the fields are the rear.

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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