



Overton Lane
Hammerwich

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Lovett&Co. Estate Agents are pleased to offer for sale this well presented four bedroom semi detached character property situated in a sought after village location.

The property offers spacious accommodation set over three storeys with a modern finish whilst still retaining its original character and charm. Standout features of the property include: two large reception rooms, four well proportioned bedrooms, a new fitted kitchen, modern bathroom & high spec shower room, useful cellar space ideal for use as home office with electrics & lighting, good sized south facing private rear garden and a driveway.

It is situated in the village of Hammerwich, just outside Burntwood, Lichfield & 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.

The property has three floors; on the ground floor: dining room, lounge, kitchen, guest w/c and cellar. On the first floor: two bedrooms with en-suite to the master and shower room. On the second floor: small landing and two bedrooms. Externally the property offers rear garden and driveway for one vehicle. The property benefits from UPVC double glazing and gas central heating through out.

RECEPTION HALL:

Front entrance door, carpeted flooring, ceiling light point, radiator and doors to guest w/c and dining room.

DINING ROOM:

10' 11" x 12' 4" (3.33m x 3.75m)

Feature open fireplace set on a tiled hearth with fitted coal effect flame electric fire and Adams style surround, carpeted flooring, radiator, ceiling light point, window to front and door to inner hallway with access to cellar and lounge.

LOUNGE:

11' 6" x 15' 8" (3.51m x 4.77m)

Feature fireplace with gas fire set on a hearth with Adams style surround & tiled inset, carpeted flooring, TV aerial

point, radiator, ceiling light points, French doors to garden and door to kitchen.

MODERN FITTED BREAKFAST KITCHEN:

16' 11" x 7' 5" (5.16m x 2.26m)

Range of matching new fitted wall and base units incorporating cupboards, drawers and work surfaces, inset bowl sink and drainer with mono tap, integrated double oven/grill, gas hob with extractor hood, further integrated appliances including fridge, freezer, washing machine and dishwasher, ceramic tiled flooring, breakfast bar, recess spot lights, windows to the rear and side plus door to the rear garden.

GUEST W/C:

White suite comprising: low level w/c, wash hand basin and ceiling light point.

CONVERTED CELLAR:

3.75m x 2.65m

Water sealed and carpeted with recess spot lights, the cellar ideal for use as a snug, home office or extra storage space.

FIRST FLOOR LANDING:

Carpeted flooring, ceiling light points, stairs to second floor accommodation, doors off to two bedrooms and shower room.

MASTER BEDROOM:

11' 7" x 12' 4" (3.52m x 3.75m)

Solid wood flooring, radiator, ceiling light point, door to en-suite and window to front.

HIGH SPEC EN-SUITE:

Suite comprising: free standing bath with shower attachment, double shower cubicle, low level w/c, pedestal wash hand basin, tiled flooring, ceiling light point and window to side.

BEDROOM TWO:

7' 9" x 12' 4" (2.36m x 3.75m)

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





MODERN SHOWER ROOM:

Suite comprising: shower cubicle, contemporary cabinet wash hand basin, low level w/c, radiator, velux window and eves storage.

BEDROOM THREE:

8' 1" x 12' 4" (2.47m x 3.75m)

Carpeted flooring, ceiling light point, radiator and two velux windows to rear.

BEDROOM FOUR:

8' 1" x 12' 4" (2.47m x 3.75m)

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

EXTERNALLY:

To the front of the property is a driveway with parking for one vehicles plus on street parking directly to the front of the house. The charming south facing private rear garden which is not overlooked and is enclosed by fenced borders with gated side access and features; paved & gravel patio

area ideal for entertaining, large lawn and a variety of plants trees and shrubs.

VIEWING:

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

DISCLAIMER:

These particulars are set up as a general outline only for the guidance of intending purchasers or lessees, and do not constitute part of an offer or contract. All descriptions, dimensions, references to conditions and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as representations or fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Lovett&Co has any authority to make or give any representation or warranty whatsoever in relation to this property.



Cellar

Ground Floor

First Floor

Second Floor



