



3 Mansion Drive, Hammerwich, Staffordshire, WS7 0JD




A beautifully presented detached family home overlooking spectacular countryside views, benefitting from spacious interiors, four good sized bedrooms and superb outside space including mature gardens and a double garage. Located on a popular executive development in the desirable village of Hammerwich, this immaculate home comprises briefly reception hall, three reception rooms, open plan dining kitchen, utility room and cloakroom to the ground floor, with four good sized bedrooms off a galleried landing to the first floor, serviced by a master en suite and family bathroom. A real feature of this family home is the outside space, where the idyllic location and stunning panoramic views can be enjoyed from the mature rear gardens. To the front are further well tended gardens, a double garage and parking to a private block paved driveway. The property is serviced by mains gas central heating and full double glazing.

Hammerwich is a desirable village set amidst scenic Staffordshire countryside bordering Lichfield, centred round a village shop, post office and the village hall. Nearby is the cathedral city of Lichfield (3 miles) which has a full range of facilities including a number of shops and restaurants, and is also famed for the Cathedral School and Beacon Park, an area of 70 acres of formal parkland, playing fields and woodland. The village is well placed for commuter routes with the A5 and M6 toll road and A38 being a short distance away. Birmingham centre is approximately 18 miles away and there is the famous Grace Church Shopping Centre in Sutton Coldfield at 8 miles distance. There are regular trains from Lichfield into Birmingham, and Trent Valley (5 miles) has regular and reliable links to London and the North. There are numerous schools catering for all ages within the area in both the private and public sectors.


- Executive Detached Family Home
- Spacious & Well Presented
- Stunning Open Views to Rear
- Three Reception Rooms
- Dining Kitchen, Utility & Cloakroom
- Four Bedrooms
- En Suite & Family Bathroom
- Beautifully Tended Gardens
- Double Garage & Parking
- Desirable Village Setting



### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO2 emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



**General note:** Whilst we endeavour to make our sales details accurate and reliable, if there is any point, which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

**Measurements:** Please note that our room sizes are now quoted in metres on a wall-to-wall basis. The imperial equivalent is only intended as an approximate guide for those of our applicants who may not yet be fully conversant with the metric measurements.

**The Property Misdescriptions Act 1991:** Any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars, we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor.

Due to a change in legislation from 1st March 2004 we are required to check the identification of vendors before proceeding to market any property, and purchasers on acceptance of an offer and before we can instruct solicitors to proceed. This is a legal requirement and applies to all Estate Agents.