15 Sister Dora Avenue, Burntwood, Staffordshire, WS7 9QD

Bill Tandy and Company

INDEPENDENT PROFESSIONAL ESTATE AGENTS

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£410,000 OFFERS OVER

Bill Tandy and Company, Burntwood, are pleased to present this beautifully appointed and spacious five bedroom three storey detached family home located within the popular St Matthew's development and benefits from UPVC double glazing and gas fired central heating. The wealth of well planned accommodation briefly comprises spacious hallway, guests cloakroom, family lounge with bay window, fabulous open plan contemporary re-fitted kitchen and dining room, first floor second principal bedroom with en suite, three further good sized first floor bedrooms, modern bathroom and second floor master suite with double bedroom, dressing room and re-fitted contemporary en suite shower room. The property has a block paved frontage providing ample parking, single garage currently being part converted to create and store and office area and there is a low maintenance enclosed rear garden. An early internal viewing is strongly encouraged to fully appreciate the overall accommodation on offer and is well suited to a large family, and also the high standard of

SPACIOUS THROUGH ENTRANCE HALLWAY
approached via a part obscure double glazed panelled main entrance door and having ornate coving, two ceiling light points, lovely wooden effect flooring, radiator, a carpeted easy tread staircase returns to the first floor and panelled doors lead off to further accommodation.

GUESTS CLOAKROOM
having a modern white suite with chrome style fitments comprising dual flush close coupled W.C. and wash hand basin with mono tap set upon white vanity storage cabinet, complementary part ceramic splashback wall tiling, coving, lovely wooden effect flooring, radiator and an obscure UPVC double glazed window to side.

FAMILY LOUNGE
16' 4" x 11' 6" (4.98m x 3.51m) having a lovely walk-in UPVC double glazed window to front, focal point stone style fireplace surround with marble effect inset and raised hearth housing a coal effect flame gas fire, ornate coving, two ceiling light points, radiator, T.V. aerial socket and a set of part glazed double butler panelled doors opening to:

OPEN PLAN KITCHEN/DINING ROOM
23' 7" max x 11' 8" (7.19m max x 3.56m) Kitchen Area having a range of re-fitted contemporary larder and base storage cupboards incorporating deep pan drawers, complementary work surfaces with matching upturn splashbacks, inset sink and drainer with chrome style rinser tap, fitted stainless steel four ring gas hob with stainless steel wall splashback and matching extractor hood, separate eye-level side by side oven and grill, plumbing for washing machine, plumbing for dishwasher, space for tumble dryer and larder style fridge/freezer, inset ceiling spotlighting, UPVC double glazed window overlooking the rear garden and a part obscure double glazed door to outside. Lovely wooden effect flooring flows through to the spacious Dining Area having space for a dining table, inset ceiling spotlighting, radiator and a set of UPVC double glazed French doors open to the rear garden.

SPACIOUS FIRST FLOOR LANDING
having ceiling light point, easy tread staircase ascends to the second floor with UPVC double glazed window to side and panelled doors lead off to further accommodation.

SECOND PRINCIPAL BEDROOM
10' 11" x 10' 10" (3.33m x 3.30m) having a UPVC double glazed window to front, ceiling light point, radiator, fitted double wardrobes and door to:

EN SUITE SHOWER ROOM
having a modern white suite with chrome style fitments comprising low level W.C., wash hand basin with mono tap and high gloss white vanity storage cabinet set below and walk-in shower cubicle with glazed splash screen door and wall mounted shower unit, complementary part ceramic splashback wall tiling, radiator, wooden effect flooring and an obscure UPVC double glazed

window to front.

BEDROOM THREE
10' 8" x 9' 5" (3.25m x 2.87m) having UPVC double glazed window overlooking the rear garden, ceiling light point, radiator and built-in double wardrobes.

BEDROOM FOUR
13' 9" x 9' 3" (4.19m x 2.82m) having ceiling light point and UPVC double glazed window overlooking the rear garden and radiator.

BEDROOM FIVE
6' 8" x 6' 6" (2.03m x 1.98m) having UPVC double glazed window to front set within part sloping ceiling, ceiling light point and radiator.

BATHROOM
having a modern white suite with chrome style fitments comprising low level W.C., wash hand basin with mono tap with high gloss white vanity storage cabinet set below and panelled bath with mono shower tap attachment, complementary part ceramic splashback wall tiling, radiator, ceiling light point and an obscure UPVC double glazed window to side.

SECOND FLOOR LANDING
having loft access hatch, ceiling light point and walk-in storage cupboard. Door to:

MASTER BEDROOM
14' 0" x 10' 4" (4.27m x 3.15m) having UPVC double glazed window to front set within part sloping ceiling, UPVC double glazed window to side, ceiling light point, two radiators and T.V. aerial socket. Archway leads through to:

DRESSING ROOM
6' 5" x 6' 0" (1.96m x 1.83m) having a double glazed Velux skylight to rear set within part sloping ceiling, ceiling light point, radiator and

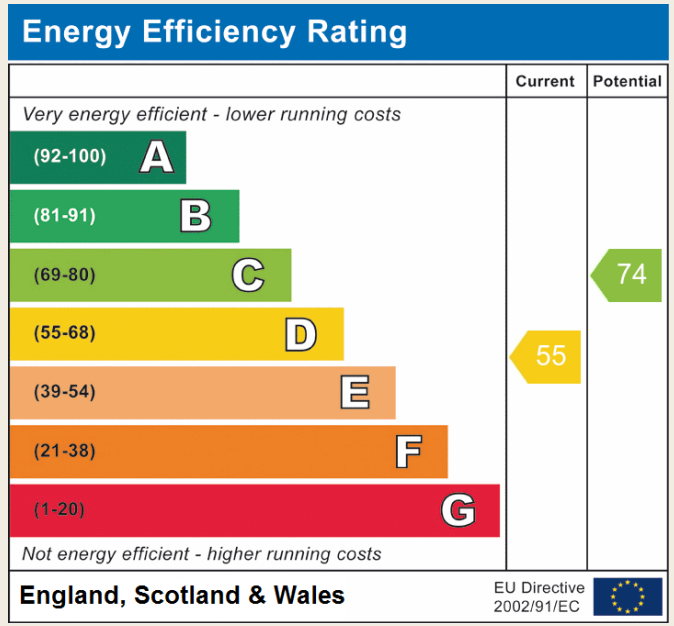
walk-in wardrobe with fitted double wardrobes with sliding mirror fronted doors, inset ceiling spotlighting, wooden effect flooring and power point. Door to:

EN SUITE SHOWER ROOM
re-fitted with a contemporary white suite with chrome style fitments comprising dual flush close coupled W.C., wash hand basin with high gloss white vanity storage cabinet set below and mono tap and walk-in double shower cubicle with glazed splash screen door and wall mounted shower unit, complementary contemporary part wall tiling, modern designed radiator, inset ceiling spotlighting and a double glazed Velux skylight window set within part sloping ceiling to the rear.

OUTSIDE
The property sits back from the pavement behind a triple width block paved driveway providing ample off road parking with laurel hedging to either side. A side gate leads to the rear garden and there is a recessed canopy porch area to the main entrance door. To the rear is a delightful fence enclosed garden having a paved patio seating area, a wooden decked seating area and a low maintenance astro turf garden and summerhouse/store shed.

GARAGE/STORE/OFFICE
currently mainly converted to create an office area and having a vehicular shutter entrance door, access to a useful storage area. Approached from the entrance hallway a panelled door gives access to the current store/office with light and power point. Please note it appears it would be an easy re-conversion to create a single garage.

COUNCIL TAX
Band C.



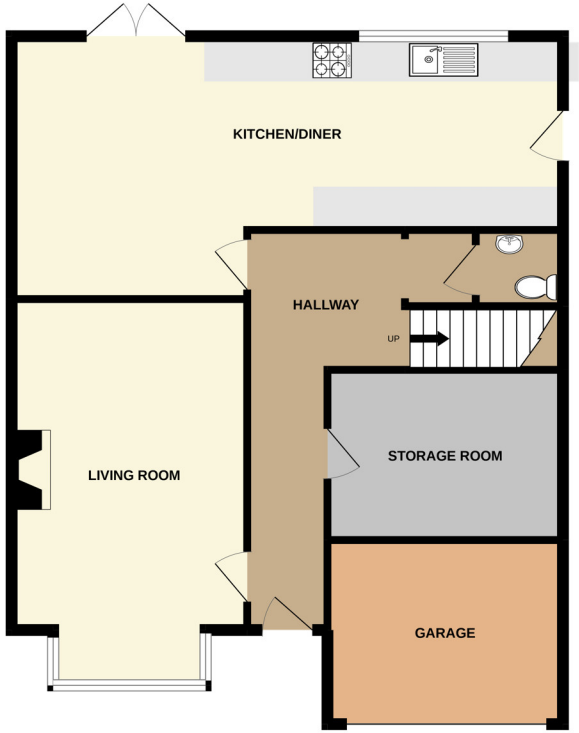
TENURE
Our client advises us that the property is Freehold. Should you proceed with the purchase of the property these details must be verified by your solicitor.

VIEWING
By arrangement with the Selling Agents, Bill Tandy and Company, 16 Cannock Road, Burntwood, Staffordshire, WS7 0BJ on 01543 670 055 or burntwood@billtandy.co.uk

Whilst we endeavour to make our sales details accurate, if there is any point which is of importance to you, please contact the office, particularly if travelling some distance to view the property. Likewise the mention of any appliance and/or services does not imply that they are in full and efficient working order.

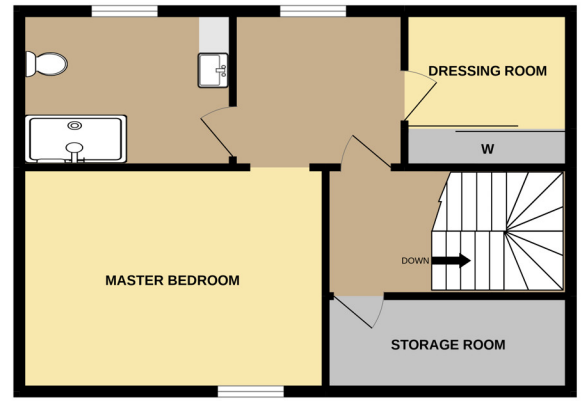
These details represent the opinions of Bill Tandy and Co who are Agents for the Vendors. No warranty or guarantee can be given concerning the condition of this property or any part of it. These particulars do not form a contract or any part thereof. All measurements and distances are approximate and buyers are advised to instruct a Solicitor to check the Deeds, and a Surveyor to check to condition of the property.

GROUND FLOOR



1ST FLOOR

2ND FLOOR



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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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16 Cannock Road, WS7 0BJ
burntwood@billtandy.co.uk
Tel: 01543 670 055

www.billtandy.co.uk

NAEA National Association of Estate Agents
The Property Ombudsman SALES

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