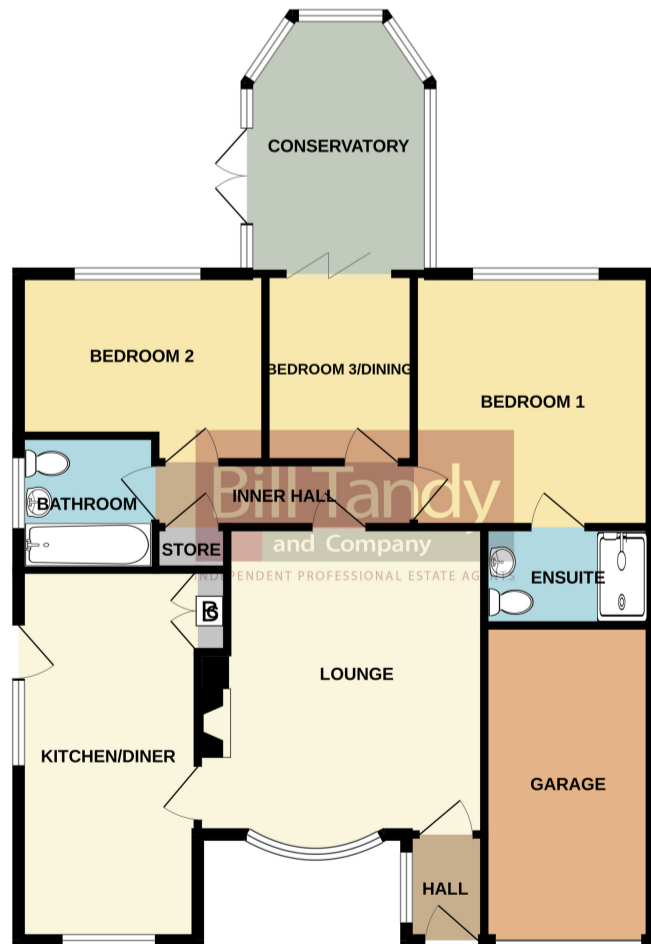




GROUND FLOOR



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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**3 Masefield Close, Burntwood,
Staffordshire, WS7 2HW**

**£295,000 Freehold
NO CHAIN**

Bill Tandy and Company, Burntwood, are pleased to present this generously sized three bedroom detached bungalow requiring cosmetic updating, occupying a lovely position within this sought after cul-de-sac location and being sold with NO Onward Chain! With the benefit of UPVC double glazing and gas fired central heating the well planned accommodation comprises of a welcoming entrance hall, generously sized living room, dining kitchen, inner hallway, three good sized bedrooms one of which is currently used as a dining room and the master having an en-suite shower room, main bathroom and a UPVC double glazed conservatory which overlooks the rear garden. The property sits back behind a substantial block paved driveway while still allowing for a lawned fore garden before extending up to the front door and a single garage, there is a delightful enclosed garden situated to the rear. An early internal viewing comes strongly recommended to fully appreciate this fabulous bungalow.



ENTRANCE HALL

approached via a UPVC obscure glazed front entrance door and having ceiling light point, radiator and UPVC obscure double glazed window to side. An obscure glazed wooden framed door opens to:

LOUNGE

4.40m x 4.20m (14' 5" x 13' 9") having ceiling light point, two radiators, UPVC double glazed bow window to front and central focal point fireplace with wooden mantel, tiled hearth and housing a gas real flame coal effect fire. Doors to inner hall and kitchen.

KITCHEN DINER

5.30m x 2.40m (17' 5" x 7' 10") having UPVC double glazed window to front, UPVC obscure double glazed door and window to side, two ceiling light points, two radiators, pre-formed roll top work surfaces with base units and drawers beneath, wall mounted units, tiled splashbacks, one and a half bowl sink and drainer with mixer tap, free-standing double oven and grill with overhead extractor, space and plumbing for fridge/freezer and washing machine, cupboard housing the central heating boiler and fittings for a wall mounted T.V. in the breakfast area.

INNER HALL

having radiator, ceiling light point, storage cupboard and loft access hatch with pulldown ladder leading to a part boarded loft with light and power. Doors lead off to further accommodation.

BEDROOM ONE

3.60m x 3.40m (11' 10" x 11' 2") having ceiling light point, radiator, UPVC double glazed window overlooking the rear garden, built-in wardrobes with mirrored doors to one wall and door to:



EN SUITE SHOWER ROOM

having floor to ceiling ceramic tiling, radiator, ceiling light point, extractor fan, double shower cubicle with glazed door and electric shower fitment, low level hidden cistern W.C. and wash hand basin built into a vanity unit with wall mounted cupboards with storage beneath and light.

BEDROOM TWO

3.40m x 2.70m (11' 2" x 8' 10") having ceiling light point, radiator and UPVC double glazed window overlooking the rear garden.

BEDROOM THREE/DINING ROOM

2.70m x 2.10m (8' 10" x 6' 11") having ceiling light point, radiator and UPVC double glazed sliding doors opening out into the conservatory.

BATHROOM

1.80m x 1.80m (5' 11" x 5' 11") having ceiling light point, radiator, UPVC obscure double glazed window to side, half height tiling to walls, white suite comprising panelled bath with gravity mains fed shower fitment over and bi-fold glazed screen, low level W.C. and pedestal wash hand basin.



UPVC DOUBLE GLAZED CONSERVATORY

3.70m x 2.60m (12' 2" x 8' 6") having low level brick wall base, polycarbonate roof, power points, ceiling fanlight unit and UPVC double glazed doors opening out onto the rear garden.

OUTSIDE

To the front of the property is a lovely block paved driveway approach providing parking for at least three cars and there is a corner lawned fore garden with flower bed border. A side access leads to the rear garden having a slabbed patio area with paved path leading to a hardstanding area at the end of the garden having a good sized shed. The garden is mainly laid to lawn having flower bed borders, mature shrubs, conifers and a mature holly tree.

INTEGRAL GARAGE

approached via an up and over entrance door and having light and power.

COUNCIL TAX

Band C.



FURTHER INFORMATION/SUPPLIERS

Mains drainage, water, electricity and gas connected. Telephone connected. For broadband and mobile phone speeds and coverage, please refer to the website below: <https://checker.ofcom.org.uk/>

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.

