

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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25 Ashmole Avenue, , Burntwood,
Staffordshire, WS7 9QG

£475,000 Freehold
Offers Over

STUNNING COUNTRYSIDE VIEWS TO REAR

Bill Tandy & Company Burntwood, are delighted to offer for sale this well presented modern executive four bedroom detached family home, located on the highly sought after St Matthews development with STAND OUT FEATURE BEING THE STUNNING COUNTRY VIEWS TO REAR. The property is set in a corner secluded position within the cul-de-sac of Ashmole Avenue and is set back behind a block paved private driveway with a neat lawned fore garden. The property comprises an entrance porch, reception hallway, guest cloakroom, well appointed lounge, magnificent conservatory, sitting room/office, fitted breakfast kitchen and utility room. To the first floor there is a spacious landing area which serves off to four good sized bedrooms with the master having an en suite shower room; furthermore there is a family bathroom. To the rear there is a pleasant enclosed



ENTRANCE PORCH

approached via upvc double glazed double opening French doors with upvc double glazed windows to either side, granite flooring, inset ceiling spot lighting and a obscure glazed door opening through to;

RECEPTION HALL

with stairs rising to the first floor accommodation, radiator, coved ceiling, useful under stairs storage cupboard and doors circulating off through to;

GUEST CLOAKROOM

modern white suite with chrome style fitments comprising low level w.c., pedestal wash hand basin with tiled splash backs, radiator and a obscure upvc double glazed window to the front aspect.

WELL APPOINTED LOUNGE

15' x 10' 6" (4.57m x 3.20m) with the focal point of the room being provided my the feature fireplace with marble inset and raised hearth housing a living flame gas fire, radiator, and an opening through to;

MAGNIFICENT CONSERVATORY

14'9 max 8'9 min x 22'3 being of upvc double glazed construction with brick base and display sill, dimmer switch control, marble tiled flooring and double opening upvc French doors opening onto the rear garden.

SITTING ROOM/OFFICE

8' 9" x 10' 3" (2.67m x 3.12m) with a upvc double glazed window to the front aspect, radiator.

BREAKFAST KITCHEN

9' 6" x 13' 6" (2.90m x 4.11m) having a comprehensive range of matching wooden fronted wall and base units incorporating roll top work surfaces with complimentary part ceramic wall tiling, inset ceramic one and a quarter bowl sink and drainer with mixer tap, built in four ring 'Ariston' gas hob with extractor hood above and matching double oven, integral dishwasher, space for fridge / freezer, granite tiled flooring, radiator, thermostat control unit, upvc double glazed window to the rear and a door opening through to;



UTILITY ROOM

5' 6" x 5' (1.68m x 1.52m) having a range of matching wooden fronted wall and base units incorporating roll top work surfaces with complimentary part ceramic wall tiling, inset stainless steel sink and drainer with mixer tap, plumbing for washing machine, granite tiled flooring, radiator, extractor fan and door opening to the side.

SPACIOUS FIRST FLOOR LANDING

with loft access hatch, built in airing cupboard housing tank with slatted linen shelving, radiator, thermostat control unit, upvc double glazed window to the front aspect and doors circulating off through to;

MASTER BEDROOM

11' 9" x 10' 6" (3.58m x 3.20m) having a upvc double glazed window to the rear aspect enjoying countryside views, radiator, range of fitted wardrobes and door opening through to;

EN SUITE SHOWER ROOM

modern white suite with chrome style fitments comprising low level w.c., pedestal wash hand basin, built in double shower cubicle, complimented with part ceramic wall tiling, radiator, and a obscure upvc double glazed window.

BEDROOM TWO

9' 3" x 10' 3" (2.82m x 3.12m) with a upvc double glazed window to the front aspect, radiator.



BEDROOM THREE

12' 9" x 8' 9" (3.89m x 2.67m) with a upvc double glazed window to the rear aspect enjoying countryside views, radiator.

BEDROOM FOUR

8' 3" x 9' 3" (2.51m x 2.82m) currently being used a dressing room which comprises hanging rails and fitted shelving, radiator, and a upvc double glazed window to the front aspect.

FAMILY BATHROOM

modern white suite with chrome style fitments comprising low level w.c., pedestal wash hand basin, panelled bath with shower attachment, part ceramic wall tiling, radiator, thermostat control unit, inset ceiling spot lighting, shaver socket, extractor fan and a obscure upvc double glazed window to the side aspect.

GARAGE

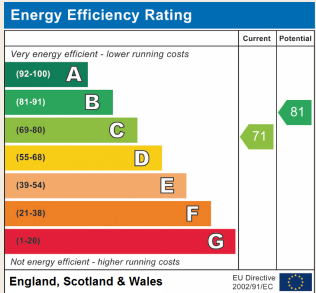
(not measured) with up and over entrance door, lights and power points and overhead spot lights.

OUTSIDE

The property sits back behind a block paved driveway which provides ample off road parking , neat lawned fore garden and a side entrance gate and passageway leading through to the pleasant enclosed garden enjoying a southerly aspect with various herbaceous flower and shrub display borders and beds, feature decked area with pergola whilst offering stunning views to rear.



COUNCIL TAX BAND E



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.

