



**DRAFT**

50 Glenmore Avenue, Burntwood, Staffordshire, WS7  
4UW

**Bill Tandy**  
and Company  
INDEPENDENT PROFESSIONAL ESTATE AGENTS

## 50 Glenmore Avenue, Burntwood, Staffordshire, WS7 4UW

# £300,000

Bill Tandy & Company, Burntwood, are delighted to be offering to the market this spacious link detached two/three bedroom dormer house. Conveniently located on the sought after residential street of Glenmore Avenue which is perfectly located to take full advantage of the good local schools and excellent immunities all within a short walk. In brief the property comprises of; entrance hall, thru lounge/diner, fitted kitchen, combined utility & downstairs w/c a ground floor double bedroom and conservatory, whilst upstairs offers a fitted bathroom, fantastic master bedroom and a further single bedroom/dressing room. Outside the property has both fore & rear gardens with the front also having a driveway approach to the tandem double garage. An early viewing is strongly recommended to fully appreciate the accommodation on offer.



### ENTRANCE HALL

approached via a UPVC double glazed front entrance door and having wood effect flooring, ceiling light point and wooden framed opaque glazed door opening to:

### THROUGH LOUNGE/DINING ROOM

8.60m x 3.50m max (2.60m min) (28' 3" x 11' 6" max 8'6" min) having lovely wood effect flooring flowing through from the entrance hall, recessed spotlights, two radiators, UPVC double glazed window to front, aluminium framed double glazed sliding doors opening out to the conservatory and a gas real flame fire with gas central heating back boiler. Wooden framed opaque glazed door opens to:

### KITCHEN

3.80m x 2.50m (12' 6" x 8' 2") having pre-formed work surfaces with wooden base cupboards below, matching wall mounted cupboards, tiled splashbacks, wood effect flooring, inset one and a half bowl sink and drainer with mixer tap, inset gas hob with extractor fan above, integrated high level double oven, integrated dishwasher, space for fridge/freezer, breakfast bar, recessed spotlights and UPVC double glazed door to the garage.

### INNER HALLWAY

approached from the lounge and having wood effect flooring, stairs to first floor, storage cupboard, ceiling light point and doors to further accommodation.

### GROUND FLOOR BEDROOM TWO

3.50m x 3.20m (11' 6" x 10' 6") having metal framed double glazed sliding door to conservatory, ceiling light point, radiator and wood effect flooring.



### UTILITY/CLOAKROOM

having plumbing and drainage for white goods, W.C., wash hand basin with vanity storage beneath and tiled splashback, ceiling light point, radiator and opaque double glazed UPVC door to garage.

### UPVC DOUBLE GLAZED CONSERVATORY

having tile effect flooring, two radiators, UPVC double glazed sliding door out to the garden, plastic roof and power and light points.

### FIRST FLOOR LANDING

ceiling light point, access to eaves storage and doors to further accommodation.

### BEDROOM ONE

6.30m x 3.70m max (2.20m min) (20' 8" x 12' 2" max 7'3" min) having access to eaves storage cupboard, built-in wardrobes with overbed storage, built-in shower cubicle with glazed door and electric shower fitment, two ceiling light points, UPVC double glazed dormer windows to front and rear and door to:

### DRESSING ROOM/BEDROOM THREE

2.90m x 1.70m (9' 6" x 5' 7") having ceiling light point, radiator and UPVC double glazed window to rear.



## BATHROOM

having tiled flooring, half height tiled walls, white suite comprising W.C., pedestal wash hand basin and panelled bath with overhead electric shower, glazed splash screen and full height tiled surround, airing cupboard housing hot water tank, ceiling light point, loft access hatch, UPVC double glazed window to side and radiator.

## OUTSIDE

To the front of the property is a mainly laid to lawn front garden with driveway approach leading to the garage and front door. To the rear is a private enclosed garden being mainly laid to lawn and having a slabbed patio area with access to rear of the garage and conifer tree screening to the rear boundary.

## DOUBLE TANDEM GARAGE

running the full length of the property offering ample storage. Having a manual up & over front entrance door and wooden framed glazed window and door to the rear, also offering power and water facilities.

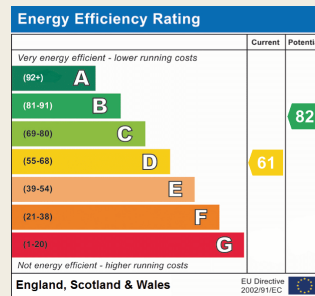
## COUNCIL TAX

Band D.



## FURTHER INFORMATION/SUPPLIERS

Mains drainage- TBC. Electric and Gas supplier - TBC. T.V and Broadband – TBC. 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.



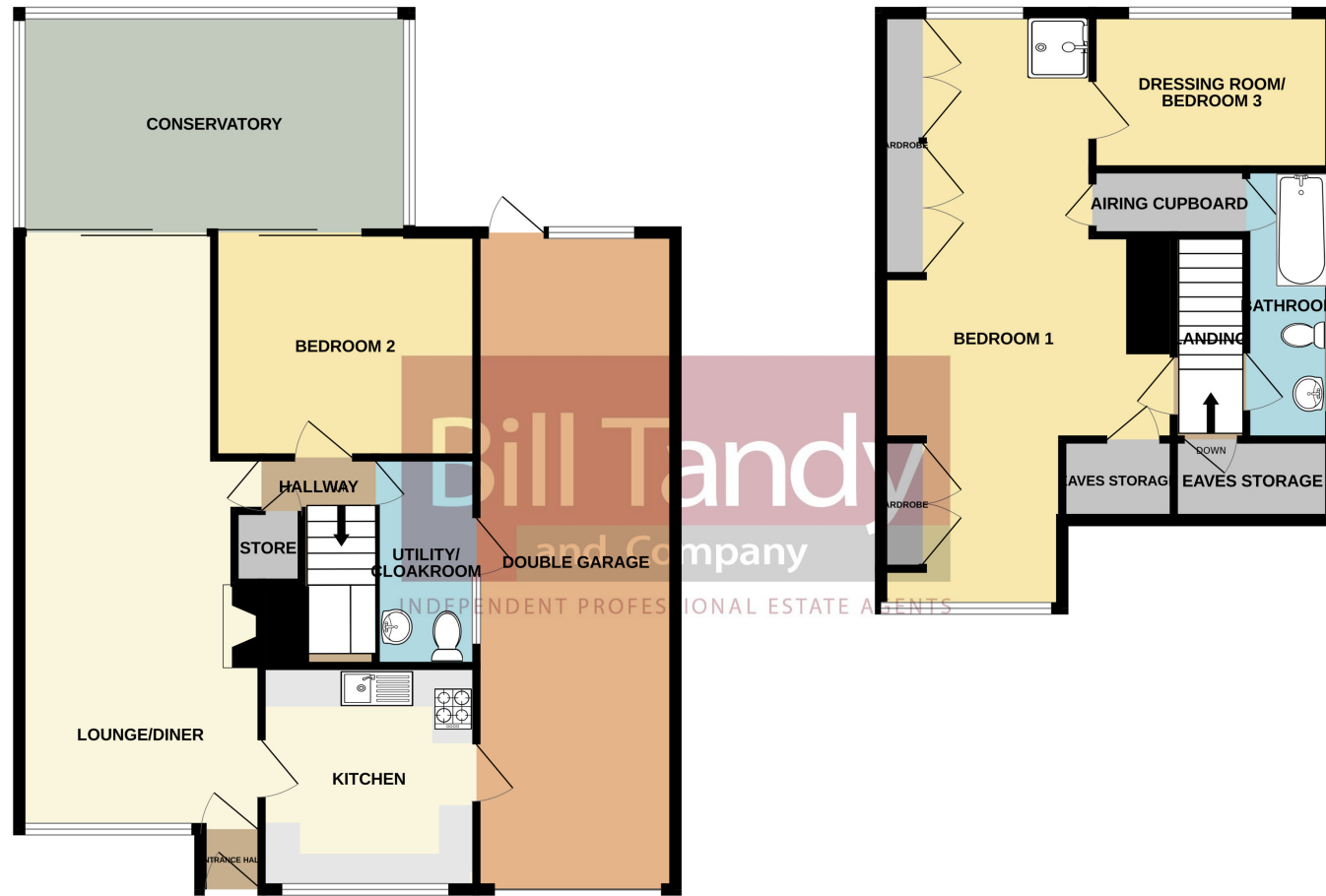
## VIEWING

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](mailto: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.

GROUND FLOOR

1ST 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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