



GROUND FLOOR  
1143 sq.ft. (106.2 sq.m.) approx.

1ST FLOOR  
534 sq.ft. (49.6 sq.m.) approx.



TOTAL FLOOR AREA: 1677 sq.ft. (155.8 sq.m.) approx.

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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**80 Hospital Road, Burntwood,  
Staffordshire, WS7 0EQ**

## £370,000 Freehold

Enjoying a lovely setting at the edge of Burntwood, with far reaching views to the front, this much improved and attractively presented detached home represents an ideal purchase for a family buyer. The versatile and well proportioned accommodation includes four bedrooms, together with a superb family dining kitchen and living room. Both first and ground floor bathrooms have both been fitted to a high standard, allied to this there is PVC framed double glazing and central heating controlled by a Hive internet based system. The lovely setting is matched by its convenience with excellent access to the superb road network which serves the area making for ease of journey to many Midland commercial centres and beyond. This home can only be truly appreciated by personal inspection.



### ENCLOSED ENTRANCE PORCH

approached via an obscure UPVC double glazed entrance door and having tiled flooring and an inner obscure glazed door opening to:

### RECEPTION HALL

having stairs leading off with useful cupboard space beneath, radiator and door to:

### FAMILY LOUNGE

5.20m x 3.60m (17' 1" x 11' 10") having a central brick feature fireplace with inset living flame coal effect gas fire standing on a quarry tiled hearth, UPVC double glazed sliding patio doors out to the rear garden, double radiator, coving and wall light points.

### FAMILY DINING KITCHEN

7.01m overall x 3.11m max (2.80m min) (23' 0" overall x 10' 2" max 9'2" min) a superb area with the Kitchen being well fitted with ample work surface space with base storage cupboards and drawers, matching wall mounted storage cupboards, integrated dishwasher and fridge with matching fascias, one and a half bowl stainless steel sink unit with mixer tap, built-in Neff double oven and grill with four ring gas hob and extractor fan, integrated microwave, kickspace floor heater, tiled flooring, UPVC double glazed window to rear, co-ordinated tiled splashbacks, Hive internet controlled central heating thermostat, glazed display cabinets, bottle racking and bookshelving. The Dining Area has a UPVC double glazed window to side and double radiator.

### UTILITY ROOM

having work surface space with circular bowl stainless steel sink, space and plumbing for washing machine, UPVC obscure double glazed doors to front and rear and built-in boiler cupboard housing the Worcester combination gas central heating boiler with Hive thermostat control.

### BEDROOM FOUR/STUDY

3.66m x 3.63m (12' 0" x 11' 11") a versatile room having UPVC



double glazed bow window to front, radiator, gas wall heater and coving.

### LUXURY RE-FITTED BATHROOM

having a corner bath, vanity unit with inset wash hand basin with mono bloc mixer tap and cupboard space below, close coupled W.C., separate tiled shower cubicle with Grohe thermostatic shower fitment and bi-fold screen, comprehensive ceramic floor and wall tiling, obscure UPVC double glazed window and chrome heated towel rail/radiator.

### SEPARATE W.C.

having a W.C. and obscure double glazed window to side.

### FIRST FLOOR LANDING

having access to loft space, UPVC double glazed window and built-in store cupboard with shelving.

### BEDROOM ONE

4.00m x 3.97m (13' 1" x 13' 0") having UPVC double glazed dormer window to front with pleasant countryside views and radiator.

### BEDROOM TWO

3.50m x 2.70m (11' 6" x 8' 10") having UPVC double glazed window to front again enjoying the countryside



views and radiator.

### BEDROOM THREE

3.99m x 2.73m (13' 1" x 8' 11") having UPVC double glazed window to rear, radiator and access to eaves.

### LUXURY FAMILY BATHROOM

having panelled bath, large walk-in shower area with glazed screen and thermostatic shower fitment with hose and drencher shower, vanity unit with wash hand basin and mono bloc mixer tap, close coupled W.C., comprehensive ceramic floor and wall tiling, Velux skylight, downlighters, mirrored vanity cabinet and chrome heated towel rail/radiator.

### OUTSIDE

The property is set back from the road with a foregarden and ample parking, and side gated access to the rear. To the rear is an attractive landscaped garden with flagstone patio seating area and well tended shaped lawn with flower and herbaceous borders, mature conifer screen and fenced perimeters, useful cold water tap and external power point.

### GARAGE

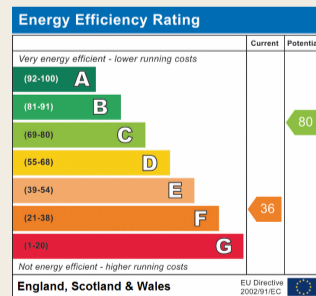
7.74m x 2.84m max (2.64m min) (25' 5" x 9' 4" max)



slightly extended to the front and having up and over entrance door, light and power and personal access door to outside.

### COUNCIL TAX

Band D.



### 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.