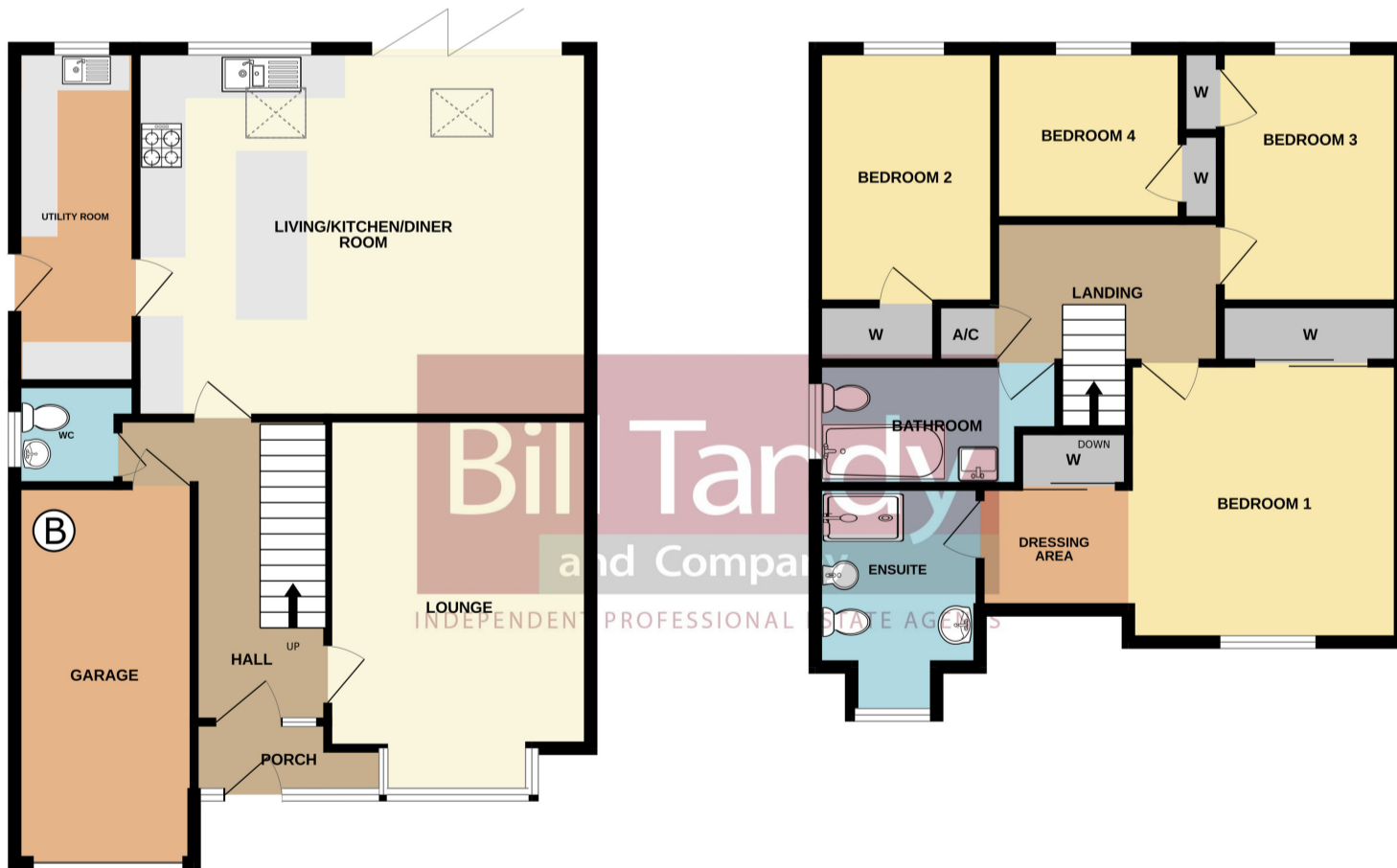


DRAFT

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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**31 Fair Lady Drive, Burntwood,
Staffordshire, WS7 1ZZ**

£450,000 Freehold Offers in Region of

Occupying one of the largest plots on this popular residential development and having been superbly updated and extended by its current owners this stunning four bedroom detached family home is sure to be snapped up! Boasting a 36m²(approx) extended open living/dining/kitchen with bi-fold doors onto a landscaped rear garden, further key features include matching white quartz worksurfaces in the kitchen, central island and the utility room. Built in wardrobes to every bedroom and the Master bedroom suite having its own dressing area and 4pc en-suite. This executive family home offers high quality accommodation to suit any buyer and the impressive frontage and curb appeal is certain to impress any guests! An early viewing of this property is considered essential to fully appreciate the accommodation on offer and have a chance of securing this beautiful family home.



PORCH

approached via a composite UPVC double glazed front door and having two UPVC double glazed side panels, ceiling light point and a composite UPVC opaque glazed security door with matching UPVC opaque double glazed side panel into:

RECEPTION HALL

having dado rail, two ceiling light points, smoke detector, radiator, stairs to first floor and doors leading off to further accommodation.

GUESTS CLOAKROOM

having wood effect flooring, half height brick tiling, ceiling light point, white suite comprising low level W.C. and wash hand basin with storage beneath, modern vertical radiator and UPVC opaque double glazed window to side.

LOUNGE

5.20m max into bay x 3.50m (17' 1" max into bay x 11' 6") having UPVC double glazed bay window to front, two Victorian style radiators, two ceiling light points, modern wooden panelling to one wall and feature media wall with inset electric pebble real flame fire and recesses with appropriate sockets for wall mounted T.V. and audio system.

STUNNING FAMILY LIVING KITCHEN DINER

6.40m x 5.70m (21' 0" x 18' 8") the Kitchen Area 5.80m x 3.10m (19' 0" x 10' 2") has Shaker style wall and base mounted units, white quartz work surfaces, space and plumbing for American style fridge/freezer, inset double oven and grill with built-in microwave above, induction hob with overhead extractor, built-in dishwasher, one and a half bowl sink and drainer with mixer tap, feature central island unit with cupboards, deep pan drawers, wine fridge, breakfast bar and light fitting above. There are recessed downlights, two radiators, under stairs cupboard and door to utility. The Living/Dining Area 5.80m x 3.00m (19' 0" x 9' 10"). From the extension there is a vaulted ceiling with two Velux skylights, UPVC double glazed window to rear and triple bi-fold doors leading out to the garden.



UTILITY

having matching Shaker style base units and white quartz work surfaces to those in the kitchen, space and plumbing for washing machine and tumble dryer, radiator, stainless steel sink and drainer with mixer tap, recessed downlights, UPVC double glazed window to rear and UPVC opaque glazed security door to side passage.

FIRST FLOOR LANDING

ceiling light point, loft access hatch, airing cupboard and doors to further accommodation.

BEDROOM ONE

3.70m x 3.70m (12' 2" x 12' 2") having UPVC double glazed window to front, ceiling light point, radiator and triple wardrobes with sliding mirrored doors. Moving through to the Dressing Area 2.00m x 1.40m (6' 7" x 4' 7") having UPVC double glazed window to front, double wardrobe with mirrored sliding doors and door to:

EN SUITE SHOWER ROOM

having a suite comprising double shower cubicle with mains plumbed shower unit, pedestal wash hand basin, low level W.C. and bidet, half height tiled walls, tile effect flooring, two ceiling light points, extractor fan, shaver socket, radiator and UPVC opaque double glazed window to front.



BEDROOM TWO

3.40m x 2.40m (11' 2" x 7' 10") having UPVC double glazed window to rear, ceiling light point, radiator and built-in wardrobe.

BEDROOM THREE

3.40m x 2.40m (11' 2" x 7' 10") having ceiling light point, radiator, half height decorative wood panelling to one wall, UPVC double glazed window to rear and built-in wardrobe.

BEDROOM FOUR

2.50m x 2.30m (8' 2" x 7' 7") having ceiling light point, radiator, UPVC double glazed window to rear and built-in wardrobe.

FAMILY BATHROOM

having wood effect flooring, modern vertical bar radiator, half height brick tiling, panelled bath with mains plumbed dual head shower unit with rainfall effect, low level W.C., wash hand basin with storage beneath, UPVC opaque double glazed window to side, ceiling light point and extractor fan.



OUTSIDE

The property is set well back from the road with a tarmac driveway with gravel boarder providing parking for four cars. There is a lovely front garden with various trees and shrubs, and a wider than average gravelled side access leading to the rear garden. The rear garden is mainly laid to lawn having a Crete print patio seating area upon exiting the property leading to a further entertainment and seating area to the side, railway sleeper border with raised beds for herbaceous plants and shrubs, fenced perimeters and tucked down the other side of the property you will find room for a shed.

INTEGRAL GARAGE

having a manual up and over traditional garage door entrance along with internal access off the hallway, having power points and light also access to the condensing boiler.

COUNCIL TAX

Band E.

SUPPLIERS INFORMATION

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.