

Little Orchard 23a Bridge Cross Road, Burntwood,
Staffordshire, WS7 2BU

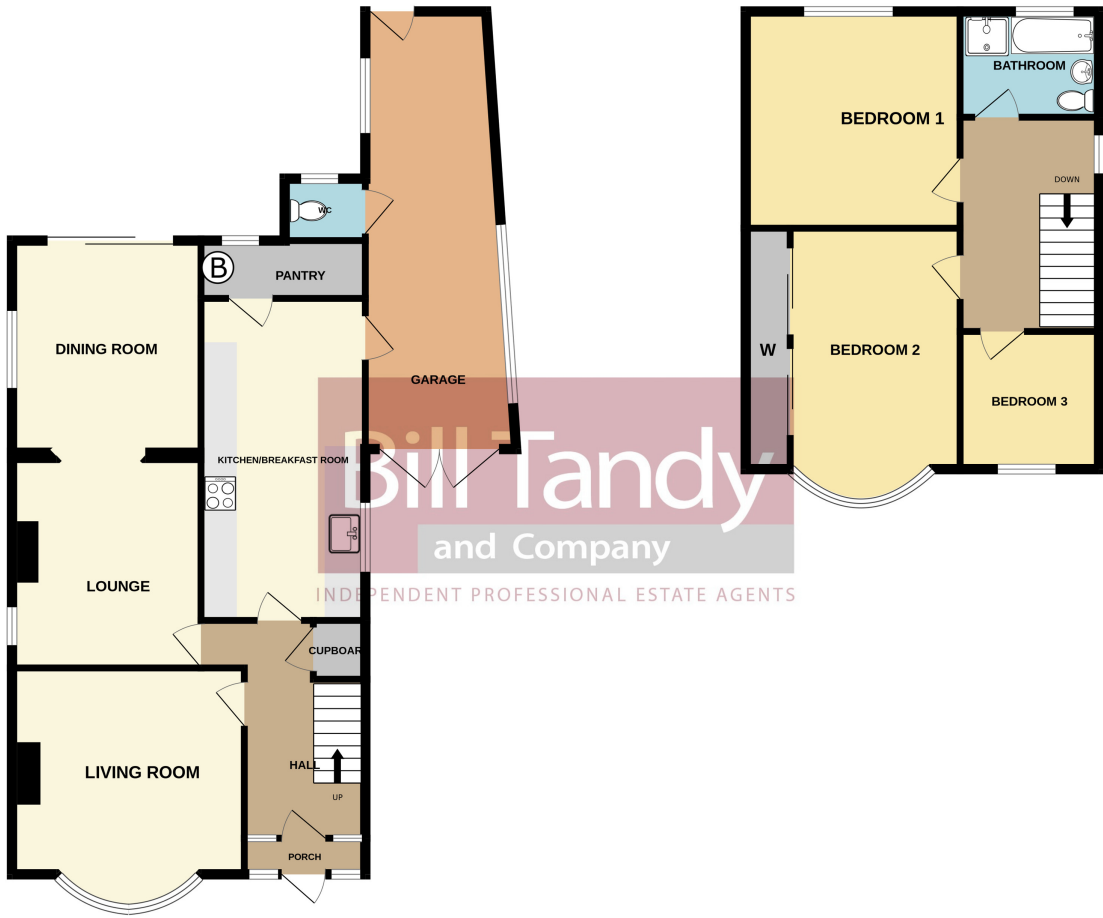
Bill Tandy
and Company

INDEPENDENT PROFESSIONAL ESTATE AGENTS

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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£395,750 Freehold Offers in Region of

Bill Tandy and Company are delighted to be offering to the market this stunningly presented three bedroom traditional detached property with fantastic original features, yet sympathetically upgraded to modern specification. Situated in the heart of Burntwood the property offers excellent access to both highly regarded local schools and excellent amenities at the nearby Sankeys Corner. The property in brief comprises of: gated block paved driveway and garage, storm porch, hallway, sitting room, lounge, dining area, breakfast kitchen, three first floor good sized bedrooms and bathroom, and a fantastic garden to the rear. An early viewing is considered essential to fully appreciate the accommodation on offer.



STORM PORCH

approached via a UPVC opaque double glazed composite front entrance door with opaque glazed side panels and having quarry tiled floor and traditional wooden entrance door with stained glass inserts and surround with wooden panelling opening to:

ENTRANCE HALL

having ceiling light point, smoke detector, radiator, traditional oak wooden flooring, understairs cupboard, stairs to first floor and traditional style stripped pine doors leading to further accommodation.

SITTING ROOM

4.40m max into bay x 3.90m (14' 5" max into bay x 12' 10") having feature UPVC double glazed walk-in bay window to front, feature fireplace with tiled hearth and bespoke timber mantel having plastered recess and housing an electric log effect burner, ceiling light point and radiator.

LOUNGE

3.70m x 3.30m (12' 2" x 10' 10") having UPVC opaque double glazed window to side, ceiling light point, feature solid fuel wood burner on a slate tiled hearth with wooden mantel above and an archway opens to:

DINING AREA

3.50m x 3.30m (11' 6" x 10' 10") having UPVC double glazed window to side, floor to ceiling UPVC double glazed sliding doors opening out to the rear patio and with beautiful views over the rear garden, ceiling light point and radiator.

COTTAGE STYLE BREAKFAST KITCHEN

5.40m x 2.30m (17' 9" x 7' 7") having hand crafted traditional wooden base and wall mounted units, traditional cottage style oak wooden work tops, inset double bowl Belfast sink with mixer tap, space and plumbing for washing machine, free-standing gas cooker with overhead extractor, space for fridge/freezer, two ceiling light points, Karndean tiled flooring, UPVC double glazed window to side, UPVC opaque double glazed window and door to side and traditional wooden door leading to a:



PANTRY

2.30m x 1.00m (7' 7" x 3' 3") having a continuation of the Karndean tiled flooring, ceiling light point, UPVC double glazed window to rear and housing the Worcester Bosch boiler.

FIRST FLOOR LANDING

having a UPVC opaque double glazed window to side, ceiling light point and loft access hatch with pulldown ladder leads a mostly boarded loft with light. Traditional stripped pine doors to further accommodation.

BEDROOM ONE

3.70m x 3.70m (12' 2" x 12' 2") having ceiling light point, radiator, two wall light points and UPVC double glazed window to rear.

BEDROOM TWO

4.20m max into bay x 3.70m (13' 9" max into bay x 12' 2") having feature UPVC double glazed walk-in bay window to front, ceiling light point, two wall light points, radiator and fitted wardrobes to one wall with sliding doors, two being mirrored doors.

BEDROOM THREE

2.40m x 2.40m (7' 10" x 7' 10") currently used as an office and having ceiling light point, radiator and UPVC double glazed window to front.



OUTSIDE

The property is set back from the road with gated entrance leading to a block paved driveway providing parking for approximately four vehicles and leading to the garage and front entrance door. To the rear we have the real feature of this property which is the fabulous outside space. The current vendors have sectioned it off into four separate areas of garden with a lovely path taking you down the side and the full length of the garden space. Initially upon exiting the property you enjoy a lovely paved patio area with seating area before a landscaped shaped lawn having mature bedding plant border divided by timber stiles with lovely timber gates taking you to the separate sections. The post and style gate takes you via a paved path through a natural canopy to a further seating area with its own lawn and bedding plant boarder the next section of the garden again laid to lawn with a central paved patio seating area and having freshly planted trees, before the final part of the garden which has a concrete hardstanding area ideal for good sized shed and greenhouse, before you reach the orchard. The back section of the lawn is currently used as fruit orchard having apple, pear, damson and plum trees, still having plenty of lawn section for seating, two very good sized timber sheds at the rear and fenced and hedged boundaries. The garden is a truly stunning feature of the property and has to be seen to be truly appreciated.



GARAGE

9.20m max x 2.60m max narrowing to 2.10m (30' 2" max x 8' 6" max narrowing to 6' 9") approached via timber side opening entrance doors and having UPVC opaque double glazed window to garden, UPVC opaque double glazed window to side, light and power points and UPVC door to garden and wooden to:

GUESTS W.C.

1.40m x 1.00m (4' 7" x 3' 3") having tiled floor, half height tiled walls, ceiling light point, heated towel rail, combined low level W.C. with built-in wash hand basin and UPVC opaque double glazed window to rear.

COUNCIL TAX

Band C.

FURTHER INFORMATION/SUPPLIES

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.