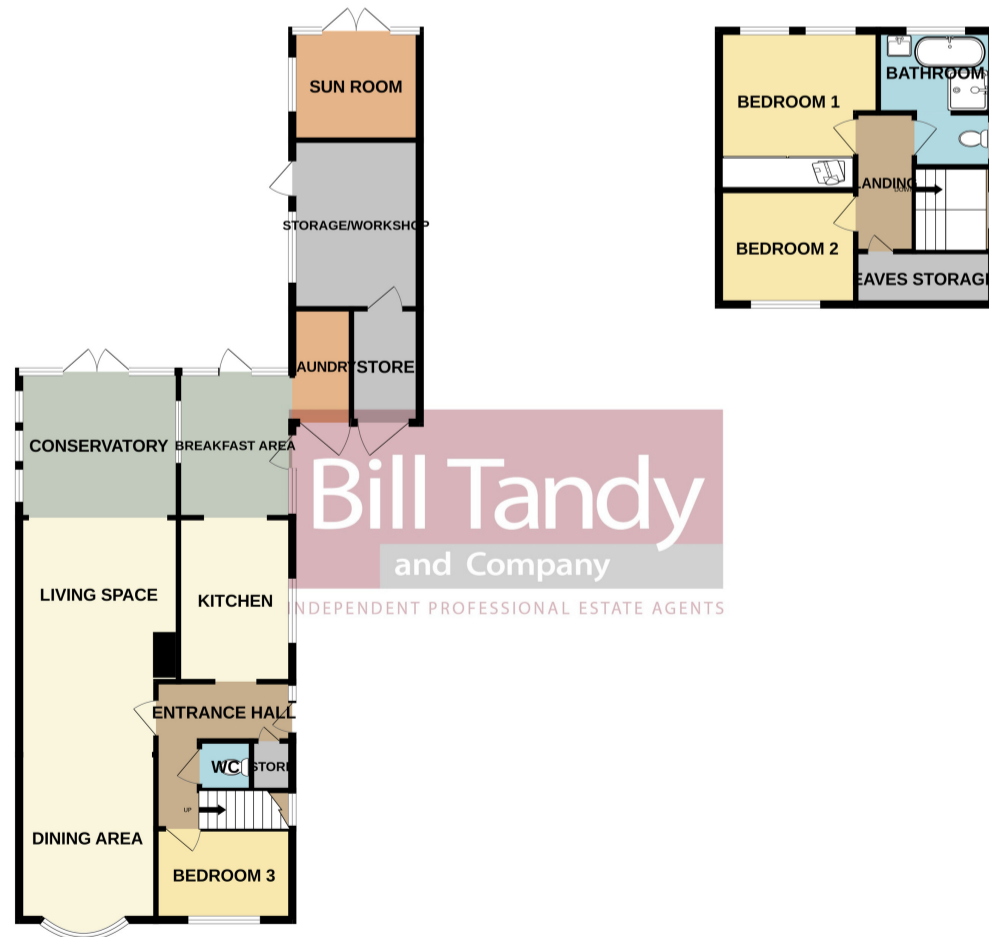


DRAFT

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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**13 Pooles Way, Burntwood,
Staffordshire, WS7 9BB**

£300,000 Freehold Offers in Excess of

Bill Tandy & Company, Burntwood, are delighted to be offering to the market this beautifully presented 3 Bedroom semi detached dormer house. Superbly located on Poole's Way, just a stones throw from the ever popular Fulfen Primary as well as Swan Island with all the lifestyle and shopping amenities available there, having been beautifully updated by its current owners this stunning property has to be seen to be believed. comprising in brief of: entrance hall, kitchen, breakfast room, laundry, thru dining/ living room with conservatory, guest w/c and a ground floor bedroom. Upstairs offers two double bedrooms and a fabulous modern four piece bath suite, having the benefit of plenty of off road parking for several vehicles the garage has been utilised as a workshop and laundry with a gym/sun room accessed from the beautifully designed garden. an early viewing is considered essential to fully appreciate the accommodation on offer.



ENTRANCE HALL

approached via a UPVC opaque double glazed entrance door with UPVC opaque double glazed side panel and having radiator, ceiling light point, under stairs storage, stairs to first floor and doors to further accommodation.

GUESTS CLOAKROOM

having a Saniflo low level W.C. and recessed downlights.

GROUND FLOOR BEDROOM THREE

3.00m x 2.00m (9' 10" x 6' 7") having ceiling light point, radiator, UPVC double glazed window to front and wood effect flooring.

OPEN PLAN LIVING/DINING ROOM/CONSERVATORY

12.00m x 3.50m max (3.00 min) (39' 4" x 11' 6" max 9'10" min)

Dining Area (3.60m x 3.00m (11' 10" x 9' 10")) having wood effect flooring, decorative ceiling light point, UPVC double glazed bow window to front and radiator.

Living Area (5.10m x 3.60m max 3.00m min) (16' 9" x 11' 10" max 9'10" min) having two ceiling light points, two wall light points, radiator and a wooden and glazed balustrade separating the lounge from the conservatory.

The Conservatory (3.50m x 3.00m (11' 6" x 9' 10")) having recessed downlights, radiator, tiled flooring, UPVC opaque double glazed windows to both sides and UPVC double glazed French doors with UPVC double glazed side panels leading out to the rear decking area.



KITCHEN

3.70m x 2.50m (12' 2" x 8' 2") having recessed downlights, modern Shaker style base cupboards and drawers with pre-formed wood effect work surface above, matching wall mounted cupboards, floor to ceiling tiling, integrated dishwasher, space for five burner electric range style cooker, raised breakfast bar with decorative hanging light above, built-in pantry store, radiator and UPVC opaque double glazed window to side.

CONSERVATORY BREAKFAST ROOM

3.00m x 2.50m (9' 10" x 8' 2") having UPVC double glazed door to garden with UPVC double glazed side panels either side, UPVC opaque double glazed door and side panel leading to the side driveway and door to laundry.

LAUNDRY AREA

2.50m x 1.30m (8' 2" x 4' 3") having space and plumbing for white goods, matching work surface to that in the kitchen with base cupboards below and recessed downlights with automatic motion sensors.



GARAGE/WORKSHOP

3.80m x 2.80m (12' 6" x 9' 2") approached from the garden this workshop has power, recessed downlights, wooden framed window overlooking the garden, wooden entrance door and internal door leading to the storage area behind the laundry.

GYM/SUMMERHOUSE

2.80m x 2.50m (9' 2" x 8' 2") being timber framed and approached via UPVC double doors having power supply, UPVC double glazed window to side, UPVC double glazed windows to rear with double French doors.

FIRST FLOOR LANDING

having two ceiling light points, loft access hatch, UPVC opaque double glazed window, door to eaves storage and further doors lead off to further accommodation.

BEDROOM ONE

3.50m max into wardrobes x 3.50m max (3.00m min) (11' 6" max into wardrobes x 11' 6" max 9'10" min) having two UPVC double glazed windows to rear, radiator, ceiling light point, high level power sockets for T.V. and built-in wardrobes with sliding doors.



BEDROOM TWO

3.00m x 2.50m (9' 10" x 8' 2") having ceiling light point, radiator, UPVC double glazed window to front and access to eaves storage.

RE-FITTED MODERN BATHROOM

having stylish modern tiling to floor and walls, recessed ceiling downlights, UPVC opaque double glazed windows to side and rear, white suite comprising pedestal wash hand basin, panelled bath with central taps and gravity shower, enclosed shower cubicle with glazed door and electric shower fitment and low level W.C., chrome heated towel rail and wall mounted illuminated mirrors.

OUTSIDE

The property is set back from the road behind a tarmac driveway offering plenty of off road parking with a decorative corner pebble area for bedding plants. To the rear of the property is a large composite decked area ideal for entertaining with a canopied section with power points and a further wooden decked path leads to further composite decked seating areas, shed and a lawned area with mature bedding plant borders.



COUNCIL TAX

Band C.

FURTHER 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.