



1 Leafenden Avenue, Burntwood, Staffordshire, WS7 4UY

Bill Tandy
and Company
INDEPENDENT PROFESSIONAL ESTATE AGENTS

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£325,000

Bill Tandy & Company, Burntwood, are delighted to be offering to the market this well presented with flexible layout four bedroom family home. Having been beautifully updated after and presented by its current owners this deceptive property occupies a wider than average plot on the corner of Leafenden Avenue and Springhill Road perfectly situated to take advantage of the good local schools and a wide range of amenities at both Sankey's corner and Swan Island. In Brief the property offers two good sized double bedrooms upstairs along side a further large single room and extended four piece bathroom suite, downstairs offers a fabulous 8.5m through lounge/dining Room a ground floor fourth bedroom, a further reception room, laundry and ground floor shower room. Whilst outside offers a good size enclosed rear garden , off road parking for 3 cars and garage. An early viewing of this property is considered essential to fully appreciate the level of accommodation on offer.



RECEPTION HALL

approached via a UPVC obscure double glazed entrance door and having tiled flooring, ceiling light point, door to lounge and archway to the kitchen.

KITCHEN

4.00m x 2.50m (13' 1" x 8' 2") having pre-formed roll top work surfaces with white base cupboards beneath, matching wall mounted cupboards, electric hob with overhead extractor and integrated oven, space and plumbing for slimline dishwasher, one and a half bowl sink and drainer with mixer tap, space for free-standing fridge/freezer, tiled splashbacks, two fluorescent lights, radiator and UPVC double glazed to front.

THROUGH LOUNGE/DINING ROOM

8.40m max x 3.60m max (2.60m min) (27' 7" max x 11' 10" max 8'6" min) having UPVC double glazed bow window to front, UPVC double glazed French doors opening out onto the rear, three decorative light points, radiator, focal point feature fireplace with wooden mantel, tiled recess and housing a gas real flame coal effect fire and door to:

INNER HALL

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

GROUND FLOOR FOURTH BEDROOM

3.40m x 3.20m (11' 2" x 10' 6") having wood effect flooring, ceiling light point, radiator and UPVC double glazed French doors leading out to the rear patio.

LAUNDRY

2.40m x 1.60m (7' 10" x 5' 3") having tiled flooring, tiling to walls, recess for stacked washing machine and tumble dryer, LED ceiling strip lights, radiator, UPVC double glazed door to a further reception room and oak door opening to:



GROUND FLOOR SHOWER ROOM

2.50m x 1.00m (8' 2" x 3' 3") having tiled and wooden flooring, aquaboarding to walls, low level W.C., wall mounted wash hand basin and corner shower cubicle with glazed sliding door and mains plumbed shower fitment, recessed LED lighting, extractor fan and radiator.

RECEPTION ROOM

4.60m x 2.50m (15' 1" x 8' 2") converted from the rear of the former garage and currently used as a bedroom having insulated floor and walls, UPVC opaque double glazed windows to rear, recessed LED lighting, radiator and door to garage.

SPACIOUS FIRST FLOOR LANDING

having ceiling light point and loft access hatch with pulldown ladder leading to boarded and insulated loft with light. Doors lead off to further accommodation.

BEDROOM ONE

4.40m x 2.60m (14' 5" x 8' 6") having ceiling light point, radiator and UPVC double glazed windows to front.

BEDROOM TWO

3.60m x 2.40m (11' 10" x 7' 10") having ceiling light point, radiator and UPVC double glazed window to front.



BEDROOM THREE

3.60m x 2.00m (11' 10" x 6' 7") having ceiling light point, radiator, built-in wardrobe and UPVC double window to rear.

BATHROOM

5.40m x 1.60m (17' 9" x 5' 3") having tile effect flooring, recessed downlights, wall tiling, UPVC double glazed window to side, white suite comprising pedestal wash hand basin, low level W.C., panelled bath and separate double shower with mains plumbed dual shower head with rainfall effect and storage cupboard.

OUTSIDE

The property occupies a larger than average plot having tarmac driveway suitable for several vehicles, hard standing pebbled fore garden suitable for parking a camper van/caravan and wider than average side access leading to the rear. To the rear the good sized garden is mainly hard landscaped and is tiered having paved patio seating area, two separate sets of steps lead up to the main garden area sectioned off into a further paved patio seating area with good sized timber summerhouse with power, pebbled bedding plant area and lawned section, and there are fenced perimeters.



SINGLE GARAGE

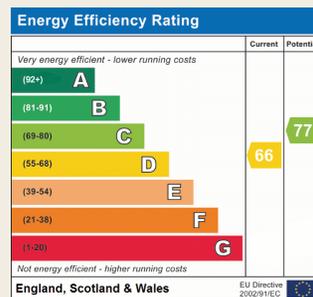
5.30m x 2.70m (17' 5" x 8' 10") having power and light also houses the incoming utility meters and boiler and is approached via the original garage door.

COUNCIL TAX

Band D.

SUPPLIERS INFORMATION

Mains drainage, water, electricity and gas connected. Telephone and Broadband 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.

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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