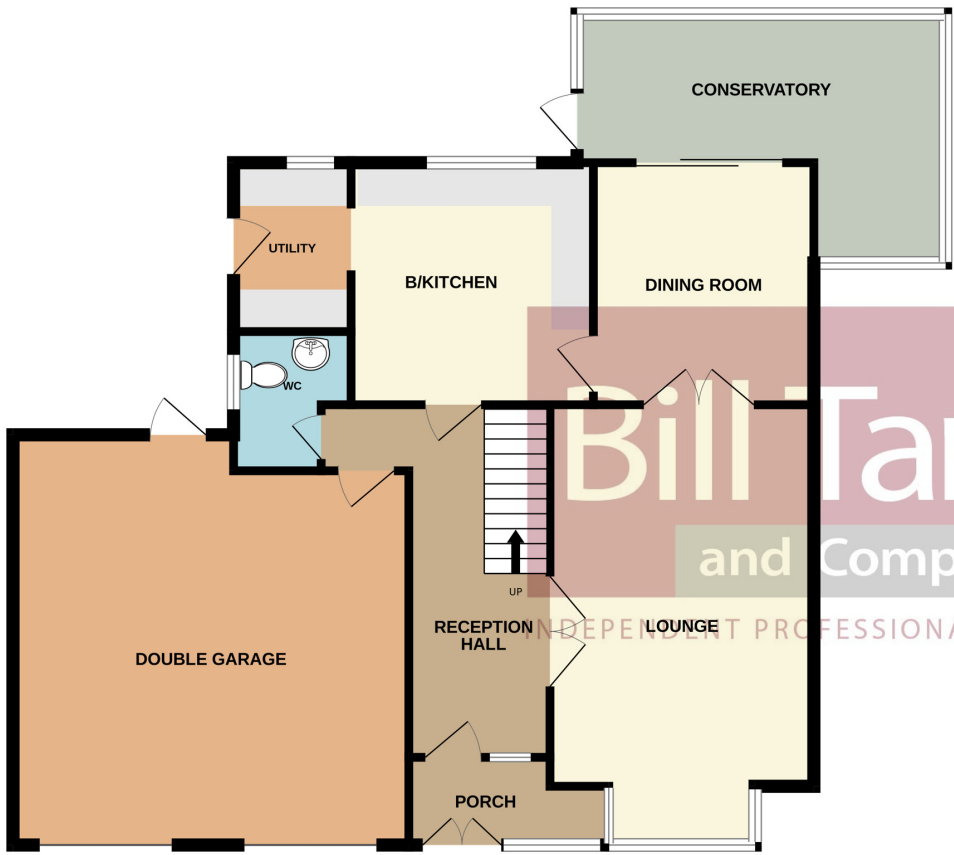
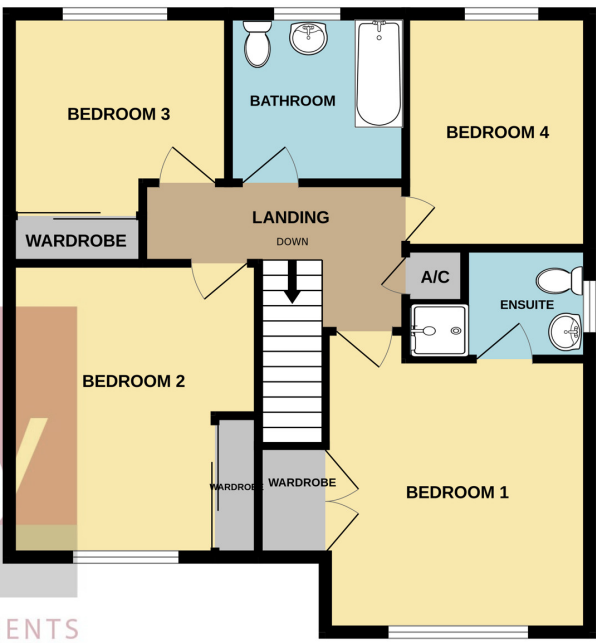


DRAFT

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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24 Boulton Close, Burntwood,
Staffordshire, WS7 9LD

£500,000 Freehold

Bill Tandy and Company are delighted to be offering to the market this fabulous four bedroomed executive detached family home requiring cosmetic updating. Boulton Close is a sought after residential cul de sac situated in the heart of the ever-popular Hunslet development allowing for convenient access to both excellent highly regarded local schools and local amenities at nearby Swan Island. The property itself is tucked in the corner of Boulton Close with a shared access driveway serving one other property and offering a lovely, discreet and private plot. The accommodation in brief comprises of; porch entrance, reception hall, living room, dining room, conservatory, kitchen, utility, guests cloakroom, four first floor good sized double bedrooms with the master having an en suite shower room alongside a modern fitted family bathroom. An early viewing of this property is considered essential to fully appreciate the accommodation on offer.



ENTRANCE PORCH

approached via UPVC double glazed double entrance doors and having tiled floor, wall light points, power points and wooden framed glazed front door with stained glass to:

RECEPTION HALL

having two ceiling light points, radiator, dado rail, cornicing to ceiling and around the light points and stairs to first floor with stair lift (although this will be removed by the vendors).

GUESTS CLOAKROOM

having tiled floor, tiled splashbacks, white suite comprising low level W.C. and pedestal wash hand basin, heated towel rail, UPVC opaque double glazed window to side and ceiling light point.

LOUNGE

5.90m max into bay x 3.60m (19' 4" max into bay x 11' 10") approached via glazed double doors and having feature focal point fireplace with wooden mantle, raised marble hearth and surround and inset coal effect real flame gas fire, lovely walk-in UPVC double glazed bay window to front, radiator, picture rail surround, ceiling light point and glazed double doors opening to:

DINING ROOM

3.30m x 3.00m (10' 10" x 9' 10") having traditional picture rail, ceiling light point, radiator, double glazed sliding door to the conservatory and glazed door to kitchen.

BREAKFAST KITCHEN

3.40m x 3.30m (11' 2" x 10' 10") having space for breakfast table, tiled floor, solid wood base units with roll top work surface above, matching wall mounted units incorporating glazed display cupboards, integrated electric hob with extractor above and oven below, one and a half bowl sink and drainer with mixer tap, traditional tiled splashbacks, decorative beams to ceiling, UPVC double glazed window to rear, ceiling light point, glazed door hall, under stairs cupboard currently used as a pantry store and open archway to:

UTILITY AREA

2.30m x 1.50m (7' 7" x 4' 11") having traditional wooden base units matching those in the kitchen with roll top work surfaces, tiled splashbacks, space and plumbing for washing machine, dishwasher and tumble dryer, UPVC double glazed window to rear, radiator, decorative beams to ceiling, ceiling light point, UPVC opaque double glazed door to side patio and central heating boiler.



CONSERVATORY

5.60m max (1.90m min) x 3.80m max (2.10m min) (18' 4" max 6.3" min x 12' 6" max 6'11" min) having half height brick wall surround, wooden framed double glazed windows, polycarbonate roof, wooden framed double glazed stained glass door to rear patio, power points and wall mounted electric heater.

FIRST FLOOR LANDING

having ceiling light point, airing cupboard, loft access hatch with pulldown ladder leading to a fully boarded loft with power and light. Doors lead off to further accommodation.

BEDROOM ONE

3.60m x 3.60m (11' 10" x 11' 10") having UPVC double glazed window to front, radiator, ceiling light point, two wall light points, double doored built-in wardrobes and door to:

EN SUITE SHOWER ROOM

1.70m min (2.50m max into shower) x 1.60m (5' 7" min - 8'2" max into shower x 5' 3") having modern vinyl tile effect flooring, tiling to walls, modern suite comprising low level W.C., wash hand basin with high gloss vanity storage cupboard below and shower cubicle with glazed bi-fold door and electric shower fitment, ceiling light point, UPVC opaque double glazed window to side, wall mounted shaver socket and radiator.

BEDROOM TWO

3.90m x 3.40m max into wardrobes (2.80m min) (12' 10" x 11' 2" max into wardrobes 9'2" min) having built-in wardrobes with triple mirrored sliding doors, ceiling light point, radiator and UPVC double glazed window to front.



BEDROOM THREE

3.40m max into wardrobes (2.30m min) x 3.00m max (2.10m min) (11' 2" max into wardrobes 7'7" min x 9' 10" max 6'11" min) having built-in wardrobe with triple mirrored sliding doors, ceiling light point, radiator and UPVC double glazed window to rear.

BEDROOM FOUR

3.20m x 2.50m (10' 6" x 8' 2") having ceiling light point, radiator and UPVC double glazed window to rear.

MODERN RE-FITTED BATHROOM

2.40m x 2.30m (7' 10" x 7' 7") having modern light wood effect flooring, contemporary ceramic wall tiling, modern white suite comprising W.C. with hidden cistern, wash hand basin with high gloss storage units and modern 'P' shaped bath with mains plumbed dual head shower with rainfall effect, LED recessed downlights, wall mounted shaver socket, modern slate grey heated towel rail and UPVC opaque double glazed window to rear.



OUTSIDE

The property is set back from the road behind a vast tarmac driveway which has a shared access with one property next door and leads to the entrance porch and garage. There is a pebbled foregarden to the front of the property and a wooden side gate leading to the rear. There is a paved path leading to a rear paved seating patio area extending the full width of the property and having decorative dwarf wall, with a mainly lawned garden set beyond, beautifully landscaped with shaped lawn and shaped bedding plant borders. The garden curves round to the side of the property where you will find an additional block paved seating area, and in the far corner is a hardstanding area for shed which is well screened by mature trees and shrubs. There are walled and fenced perimeters and the garden has a lovely southerly aspect.

DOUBLE GARAGE

5.20m x 4.08m min (5.40m max) (17' 1" x 13' 5" min 17'9" max) approached via two manual up and over entrance doors and having power, space for tumble dryer, wall shelving, partial boarded loft space, wooden single glazed door to rear patio and door to reception hall.

COUNCIL TAX

Band E.

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.