



45 Killary House, Rake Hill, Burntwood, Staffordshire,  
WS7 9DF

**Bill Tandy**  
and Company  
INDEPENDENT PROFESSIONAL ESTATE AGENTS



# 45 Killary House, Rake Hill, Burntwood, Staffordshire, WS7 9DF

£795,000

## OIRO - NO ONWARD CHAIN

Commanding a prime position at the fork of Rake Hill and Bramble Lane with open farm fields to the front and fantastic private plot stands Killary House, a dominating five bedroom executive detached home. The property is perfectly situated to offer the charm of semi rural living whilst still having easy access to good local schools including the ever popular Fulfen primary academy rated outstanding by Ofsted, with shopping & lifestyle amenities at Swan Island. The impressive accommodation has been well looked after by its current owners but still offers a host of further potential including extension (subject to necessary planning permissions) Stand out features are the grand open plan reception area with steps leading down to a vast lounge with feature high ceilings and the extensive wrap around gardens both perfect for family gatherings and entertaining. Further accommodation to the ground floor includes, modern kitchen and utility room, inner hall, family bathroom, guest cloakroom and three good sized double bedrooms, the master measuring 6.10m x 3.60m max with en-suite shower room. Whilst the first floor enjoys countryside views with generous landing area, a further two double bedrooms, one with an en-suite bathroom. The outside is just as impressive with beautifully maintained private gardens wrapping around all three sides enclosed with hedged boundary, a extensive block paved frontage providing plentiful parking and double garage.



### UPVC DOUBLE GLAZED PORCH

approached via double front entrance door and having quarry tiled floor before a traditional wooden frame with obscure picture glazed entrance door with matching side panels opening into:

### DINING HALL

5.20m x 3.80m (17' 1" x 12' 6") a fabulous open space having wooden framed double glazed window to front, two ceiling light points, two radiators, stairs to first floor, under stairs cupboard and doors and archway leading off to further accommodation and a few steps down to.

### LIVING ROOM

7.70m x 4.20m (25' 3" x 13' 9") having two UPVC double glazed windows to side overlooking the gardens, UPVC double glazed French doors with UPVC double glazed side panels leading out to the rear garden and patio offering a lovely dual aspect and flooding the room with natural light, feature focal point fireplace with wooden mantel and marble effect hearth and recess housing a gas real flame inset fire, two ceiling light points, three wall light points and two radiators.

### BREAKFAST KITCHEN

3.90m x 3.50m (12' 10" x 11' 6") having wood effect flooring, range of matching off white high gloss base and wall mounted units, pre-formed roll top work surfaces incorporating breakfast bar, integrated eye-level double oven, induction hob with overhead extractor, inset one and a half bowl sink and drainer with mixer tap, integrated dishwasher, cleverly built-in pantry store, recessed LED downlights along with decorative hanging lights over the breakfast bar, radiator and UPVC double glazed window to side. Door to:

### UTILITY

2.30m x 1.70m (7' 7" x 5' 7") having a continuation of the wood effect flooring, matching base units to those in the kitchen with matching work surfaces, inset sink with mixer tap, space and plumbing for washing machine and tumble dryer, space for free-standing fridge/freezer, wall mounted condensing boiler, wooden framed double glazed window to front, recessed downlights and opaque double glazed wooden door to side garden.

### GUESTS CLOAKROOM

having tiled floor, half height tiling to walls, ceiling light point, radiator, pedestal wash hand basin and low level W.C.

### GROUND FLOOR BATHROOM

newly re-fitted and having tiled floor, half height aqua boarding to walls, modern suite comprising panelled bath, double shower cubicle with mains plumbed shower unit with rainfall effect, built-in matching wall and base storage units, comprising of high gloss white units beneath the wash basin and hidden cistern W.C. with matching wall units with built-in mirror and vanity lighting, recessed LED lighting and UPVC opaque double glazed window to rear.



### BEDROOM ONE

6.10m x 3.60m max (2.60m min) (20' 0" x 11' 10" max 8'6" min) having dual aspect with wooden framed double glazed windows to each side, built-in wardrobes and over bed storage, built-in dressing table, wood effect flooring, two ceiling light points, radiator and door to:

### EN SUITE SHOWER ROOM

2.40m x 1.40m (7' 10" x 4' 7") having tiled floor, half height tiling to walls, double shower with aqua boarding splashback with mains plumbed shower fitment with dual head with rainfall effect, pedestal wash hand basin, low level W.C., heated towel rail, wooden framed opaque double glazed window to side and ceiling light point.

### BEDROOM TWO

4.50m x 3.50m max (2.80m min) (14' 9" x 11' 6" max 9'2" min) having ceiling light point, radiator and UPVC double glazed window to rear.

### BEDROOM THREE

3.50m x 3.10m (11' 6" x 10' 2") having ceiling light point, radiator and wooden framed double glazed window to side.

### FIRST FLOOR STUDY LANDING

3.80m x 2.00m min (2.70m max) (12' 6" x 6' 7" min - 8'10" max) having two light fittings, two wooden framed double glazed windows to front over looking the fields, large built in work desk, two radiators, storage cupboard, airing cupboard housing tank and doors leading off further accommodation.

### BEDROOM FOUR

4.00m x 3.30m (13' 1" x 10' 10") having ceiling light point, radiator, UPVC double glazed window to side and built-in wardrobes to one wall. Door to:



#### EN SUITE BATHROOM

2.30m x 1.80m (7' 7" x 5' 11") having tiled floor, half height tiling to walls, white suite comprising pedestal wash hand basin, low level W.C. and panelled bath with mains plumbed overhead dual shower fitment with rainfall effect, UPVC opaque double glazed window to side, further opaque double glazed wooden framed window to front, ceiling light point, heated towel rail and wall mounted shaver socket.

#### BEDROOM FIVE

3.80m x 2.30m (12' 6" x 7' 7") having wood effect flooring, ceiling light point, radiator, built-in wardrobe and UPVC double glazed window to side.

#### OUTSIDE

To the front of the property is a vast block paved driveway providing parking for several vehicles allowing easy access to the double garage and front door. The property has an increasingly rare find nowadays with the wrap-around gardens to all three sides and the total plot approximately just over 0.3 acres with well maintained hedged perimeters for privacy.

#### DOUBLE GARAGE

5.60m x 5.50m (18' 4" x 18' 1") having electric double entrance door, power and light, UPVC double glazed window overlooking the garden and UPVC double glazed door to same.

#### COUNCIL TAX

Band G.

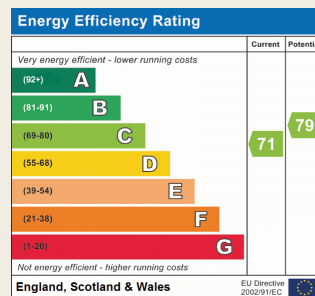
#### FURTHER INFORMATION/SUPPLIES

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/>



#### ABTI-MONEY LAUNDERING AND ID CHECKS

Once an offer is accepted on a property marketed by Bill Tandy and Company Estate Agents we are required to complete ID verification checks on all buyers, and to apply ongoing monitoring until the transaction ends. Whilst this is the responsibility of Bill Tandy and Company we may use the services of Guild 365 or another third party AML compliance provider. This is not a credit check and therefore will have no effect on your credit history. You agree for us to complete these checks. The cost of these checks is £30.00 including VAT per buyer. This is paid in advance when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.



#### 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.

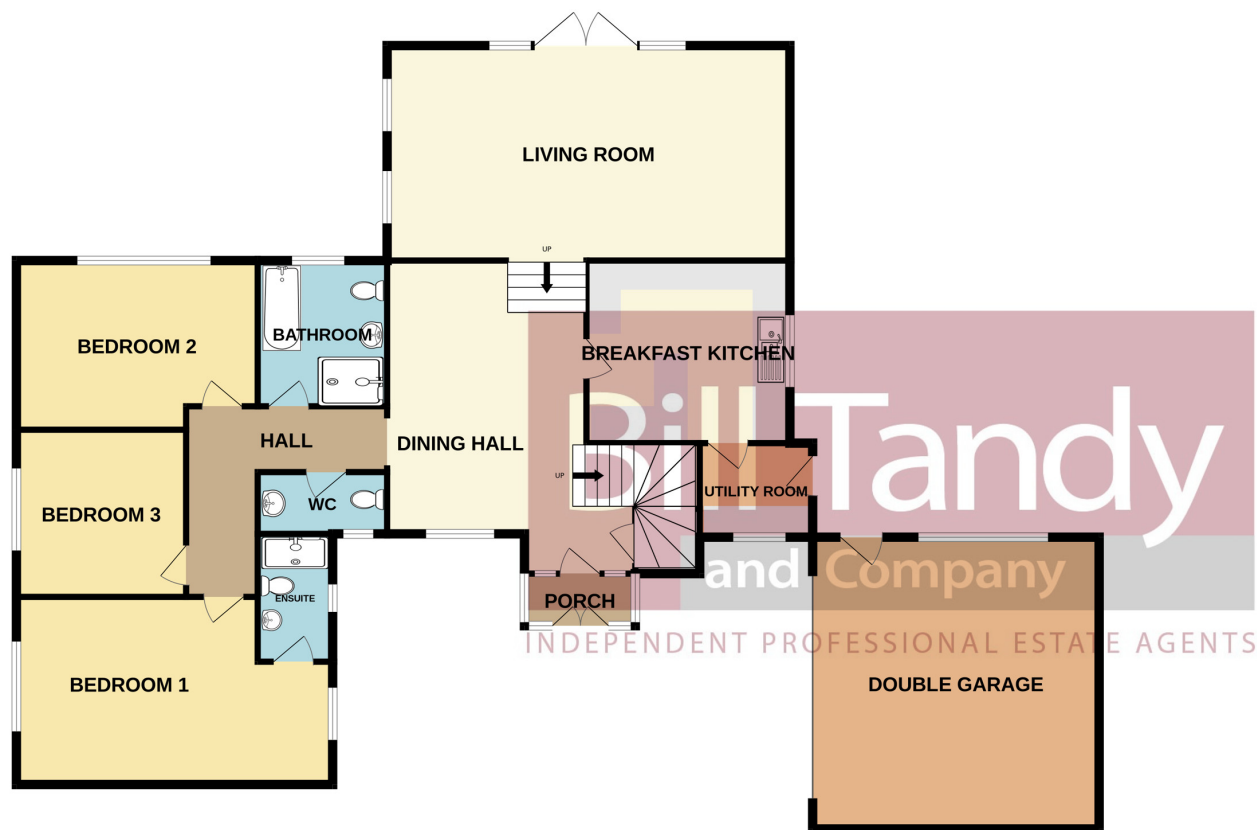


#### VIEWING

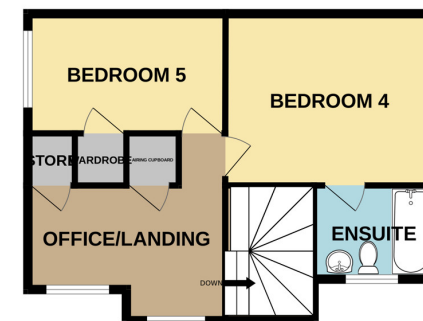
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GROUND FLOOR



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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