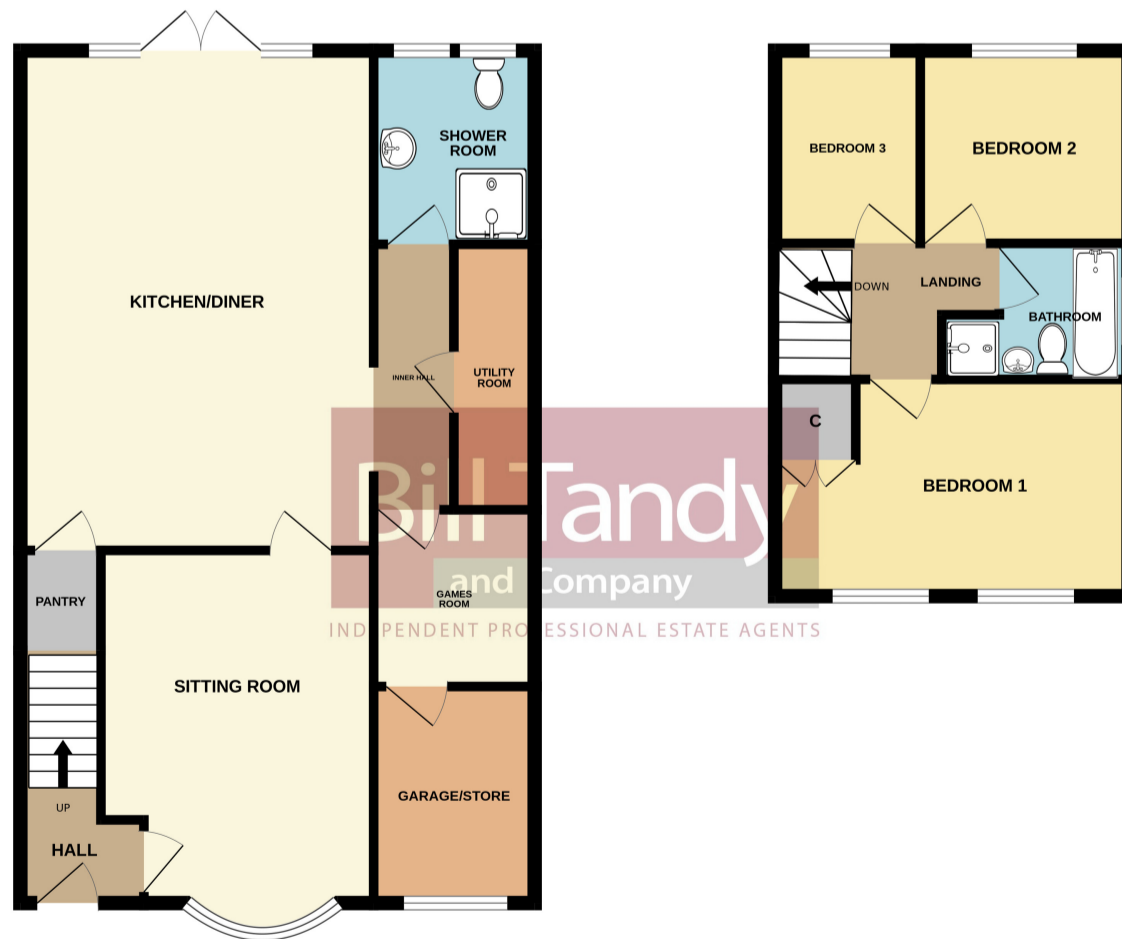




GROUND FLOOR
739 sq.ft. (68.7 sq.m.) approx.

1ST FLOOR
322 sq.ft. (30.0 sq.m.) approx.



TOTAL FLOOR AREA: 1062 sq.ft. (98.6 sq.m.) approx.

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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**7 Earl Drive, Burntwood,
Staffordshire, WS7 1PT**

£275,000 Freehold

Bill Tandy & Company are pleased to bring to the market this significantly upgraded and extended three bedroom semi detached family home, having been beautifully updated and extended by its current owners both inside and out. Located on the popular Holly Grove development in Chase Terrace and set behind a block paved triple width driveway which provides multiple parking, the well planned accommodation in brief comprises entrance hall, front sitting room with bow window, Amazing show piece extended dining kitchen boasting 6.2m x 4.4m, utility room, downstairs shower room & a games room. On the first floor a landing area gives access to the three bedrooms and a 4 piece family bathroom. The property also boasts a garage store and a beautifully landscaped low maintenance enclosed rear garden, all of which makes an early internal viewing essential to fully appreciate this well presented property.



ENTRANCE HALL

approached via a composite front entrance door and having stylish wooden panelling, wood effect flooring, radiator, one recessed downlighter, smoke alarm and modern wooden internal door to:

SITTING ROOM

4.30m x 3.40m (14' 1" x 11' 2") having the wood effect flooring flowing through from the reception hall, space for log burner with wooden mantel above, tiled surround and marble effect hearth, UPVC double glazed bow window to front, recessed ceiling spotlights and modern wooden internal door to:

FABULOUS DINING KITCHEN

6.20m x 4.40m (20' 4" x 14' 5") a real wow factor of the property is this 'heart of the home' dining kitchen which is over six metres in length. Having fantastic modern tiled flooring throughout, traditional wooden Shaker style kitchen units comprising matching wall and base units with bronze handles, fabulous central island with feature lights above and inset Belfast sink with mono mixer tap, white quartz work surfaces, two modern vertical radiators, recessed ceiling downlighters, UPVC double glazed lantern roof with blue-tinted glass, useful pantry with access to under stairs store cupboard, UPVC double glazed double doors out to the rear garden with UPVC double glazed side panels, integrated appliances include five burner gas Rangemaster, dishwasher and full height fridge and freezer. An opening leads through to an:

INNER HALL

having a continuation of the tiled flooring and doors to utility, ground floor shower room and games room.

UTILITY

having wood effect flooring, wooden base cupboards with roll edged work surfaces above, matching wall mounted cupboards, inset sink with mixer tap, space and plumbing for washing machine and tumble dryer, further storage, combi boiler and recessed downlights.



GROUND FLOOR SHOWER ROOM

2.20m x 2.10m (7' 3" x 6' 11") having modern glazed shower cabinet with mains fed dual head shower unit with rainfall option, W.C., wash hand basin with tiled splashback and storage beneath, stylish vertical radiator and two UPVC opaque double glazed windows to rear.

GAMES ROOM

2.40m x 2.10m (7' 10" x 6' 11") being converted from the garage and having wall mounted storage units, built-in work surface, carpeted flooring, ceiling light point and radiator.

FIRST FLOOR LANDING

having a continuation of the modern stylish half height wooden panelling, ceiling light point, loft access hatch and doors to further accommodation.

BEDROOM ONE

4.40m max x 2.50m (14' 5" max x 8' 2") having wooden effect flooring, two UPVC double glazed windows to front, radiator and built-in over stairs storage cupboard.

BEDROOM TWO

2.60m x 2.40m (8' 6" x 7' 10") having ceiling light point, radiator and UPVC double glazed window to rear.



BEDROOM THREE

2.40m x 1.70m (7' 10" x 5' 7") having radiator, ceiling light point and UPVC double glazed window to rear.

BATHROOM

having a modern white suite with chrome style fitments comprising pedestal wash hand basin with mono tap, low level W.C., panelled bath with mono tap and separate shower cubicle with shower fitment, complementary full height ceramic wall tiling, co-ordinated tiled flooring, radiator and obscure UPVC double glazed window to side.

OUTSIDE

The property has a block paved driveway approach providing parking for several vehicles leading up to the garage store and front entrance door. To the rear of the property is a lovely low maintenance garden having paved patio area and use of railway sleepers made currently pebble dash but could border for bedding plants, steps up to an astro-turf lawn with decked area at the rear of the garden providing a seating area with pergola and shed.

GARAGE STORE

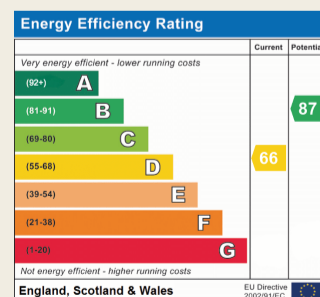
approached via the up and over entrance door and having ceiling light point.

COUNCIL TAX

Band B.

FURTHER INFORMATION/SUPPLIERS

Mains drainage- South Staffs Water. Electric and Gas supplier - Scottish Power. T.V and Broadband – BT. 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.