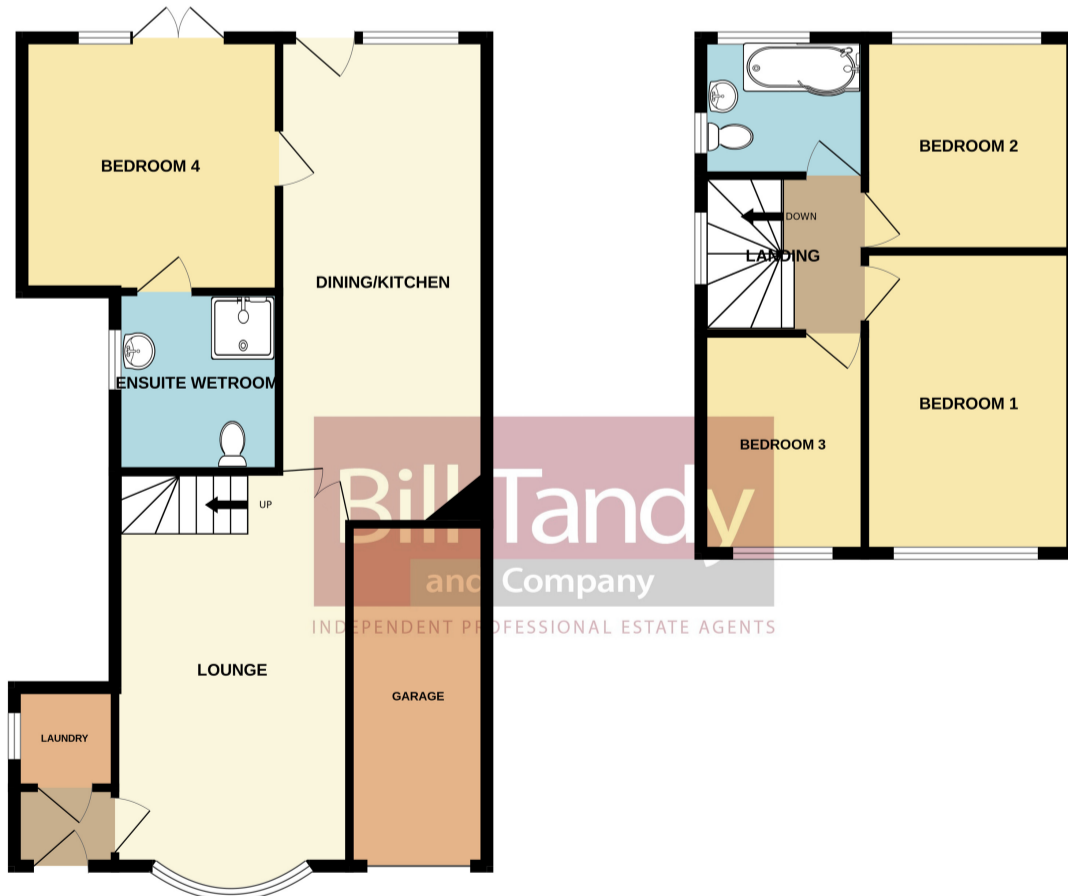




GROUND FLOOR

1ST FLOOR



20 THORPE AVENUE BURNTWOOD

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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20 Thorpe Avenue, Burntwood,  
Staffordshire, WS7 1NF

## £280,000 Freehold Offers Over

Bill Tandy & Company, Burntwood, are delighted to offer to the market this deceptive extended four bedroom semi detached family home. Located on the corner of Thorpe Avenue and School Walk giving it a great open aspect to the front the property also conveniently located to take full advantage of the shopping and lifestyle amenities available at Sankey's Corner nearby. Having been thoughtfully extended by its current owners this well appointed family home offers a natural flow and a feeling of space throughout, the accommodation in brief comprises of; Front & back gardens with a superb block paved drive suitable for 5+ vehicles, entrance hall, laundry room, main living room, 6.8m dining kitchen, ground floor double bedroom with en-suite wet room with upstairs boasting a modern fitted bathroom, two double bedrooms and a further large single bedroom. an early viewing of this property is considered essential to full appreciate the accommodation on offer.



### ENTRANCE PORCH

approached via a UPVC opaque glazed front entrance door and having ceiling light point, engineered wood flooring and door to lounge and further door to LAUNDRY having UPVC opaque double glazed window to side, ceiling light point, plumbing for washing machine and tumble dryer and space for storage.

### LOUNGE

5.50m x 3.20m (18' 1" x 10' 6") having a continuation of the engineered wood flooring, two ceiling light points, radiator, UPVC double glazed bow window to front, feature focal point fireplace with inset gas real flame fire, wooden mantel and marble effect hearth and back. Stairs rise to the first floor with storage space beneath, and double doors open to:

### DINING KITCHEN

6.80m x 2.90m (22' 4" x 9' 6") having a continuation of the engineered wood flooring, two ceiling light points, two radiators, modern high gloss units comprising base cupboards with powered work tops which can be raised and lowered so the electric oven and the sink and drainer with mixer tap can both be raised and lowered if needed, matching wall mounted cupboards, brick tiled splashbacks, integrated oven with overhead extractor, space and plumbing for dishwasher, space for American style fridge/freezer, UPVC double glazed window to rear, UPVC double glazed door to rear and door to:

### GROUND FLOOR BEDROOM FOUR

3.60m x 3.50m (11' 10" x 11' 6") having a continuation of the engineered wood flooring, ceiling light point, radiator, UPVC double glazed French doors opening out to the rear patio with UPVC double glazed panel to side and door to:



### EN SUITE WET ROOM

having non-slip flooring, floor to ceiling ceramic tiling, recessed LED downlights, UPVC opaque double glazed window to side, shower area with mains fed shower dual head with rainfall effect, wash hand basin, heated towel rail and low level W.C.

### FIRST FLOOR LANDING

having a UPVC opaque double glazed window to side, loft access hatch, ceiling light point and doors to further accommodation.

### BEDROOM ONE

4.20m x 3.20m (13' 9" x 10' 6") having ceiling light point, engineered wood flooring, radiator and UPVC double glazed window to front.

### BEDROOM TWO

3.20m x 3.00m (10' 6" x 9' 10") having a continuation of the engineered wood flooring, ceiling light point, radiator and UPVC double glazed window to rear.



### BEDROOM THREE

3.20m x 2.20m (10' 6" x 7' 3") having ceiling light point, radiator and UPVC double glazed window to front.

### BATHROOM

having slate tile effect flooring, floor to ceiling tiled walls, recessed LED downlights, heated towel rail, UPVC opaque double glazed windows to rear and side, modern white suite comprising low level W.C., pedestal wash hand basin and 'P' shaped bath with overhead mains plumbed shower with dual head rainfall effect and glazed splash screen.

### OUTSIDE

To the front of the property is a vast block paved driveway providing ample parking for five plus vehicles, a shaped foregarden and wide side access with shed leading to the rear garden. The rear garden has a raised ramped patio and is mainly laid to lawn with fenced perimeters and block paved seating area to the top of the garden.

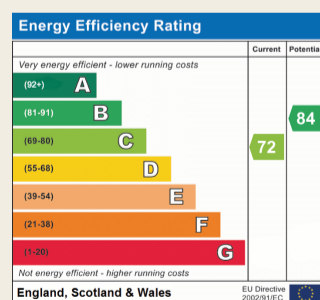
### COUNCIL TAX

Band B.



### 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](mailto: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.