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35 Fair Lady Drive, Burntwood, Staffordshire, WS7 1ZZ

Bill Tandy
and Company

INDEPENDENT PROFESSIONAL ESTATE AGENTS

**35 Fair Lady Drive, Burntwood,
Staffordshire, WS7 1ZZ**

£395,000 NO CHAIN

Bill Tandy and Company, Burntwood, are delighted to offer for sale this recently improved and modern detached family home superbly located on the sought after Fair Lady Drive. The vendors have substantially improved the property in recent years to now provide a superbly presented family home. The accommodation comprises porch, reception hall, updated guests cloakroom, lounge with bay window incorporating French doors to garden, dining family room, modern updated kitchen, utility, four first floor bedrooms, updated en suite shower room and family bathroom. Outside there is a block paved driveway to the front providing parking, garage and gardens to rear.



ENTRANCE PORCH

approached via a UPVC double glazed front door and having windows to front, tiled floor and internal door opening to:

RECEPTION HALL

having tiled floor with underfloor heating, stairs to first floor with under stairs storage cupboard, radiator and doors open to:

RE-FITTED GUESTS CLOAKROOM

having tiled floor with underfloor heating, chrome heated towel rail and a contemporary white suite comprising wall mounted wash hand basin with mixer tap and tiled surround and low flush W.C.

LOUNGE

4.37m x 4.14m into bay (14' 4" x 13' 7" into bay) having a walk-in square double glazed bay window with French doors opening to the patio area, radiators and the feature and focal point of the room is the fireplace having a marble hearth, inset surround and mantel above housing an inset gas fire with lights.

DINING FAMILY ROOM

3.79m into bay x 2.75m (12' 5" into bay x 9' 0") having walk-in square double glazed bay window to front and radiator.

RE-FITTED KITCHEN

3.33m x 2.71m (10' 11" x 8' 11") this stunning re-fitted contemporary kitchen has double glazed window to rear, ceiling spotlights, radiator, quartz sparkle floor, contemporary handleless units comprising base cupboards and drawers surmounted by granite work top, inset one and a half bowl stainless steel Franke sink unit with swan neck Brita filter tap, wall mounted storage cupboards with under-unit lighting, inset appliances including Bosch oven with four ring CDA induction hob above and CDA extractor fan, inset CDA microwave, integrated CDA tumble dryer and CDA dishwasher.



UTILITY ROOM

1.69m x 1.53m (5' 7" x 5' 0") approached via an opening from the kitchen and having matching units to the kitchen, integrated CDA fridge/freezer, inset Franke stainless steel sink with swan neck mixer tap, wall mounted storage cupboards with wine rack, double glazed door and window to side, contemporary designer upright radiator, quartz floor and space for washing machine.

FIRST FLOOR LANDING

having loft access with loft ladder leading to the partly boarded loft with light. A range of doors open to:

MASTER BEDROOM

4.64m x 3.19m (15' 3" x 10' 6") having three double glazed windows to front, radiator, two double built-in wardrobes, space and provision for a wall mounted T.V. and useful store cupboard positioned above the stairwell. Door to:



EN SUITE SHOWER ROOM

2.45m x 1.23m (8' 0" x 4' 0") having an obscure double glazed window to front, radiator, tiled floor with underfloor heating, ceiling spotlighting, wall mounted illuminated de-misting mirror with shaver point and a contemporary suite comprising wall mounted vanity unit with storage drawers and rectangular free-standing wash hand basin above with waterfall mixer tap, full ceiling height tiled splashback surround, low flush W.C. and shower cubicle with multi-jets and a waterfall shower head above.

BEDROOM TWO

3.69m x 2.45m (12' 1" x 8' 0") having double glazed window to rear, radiator, built-in wardrobe and space and provision for a wall mounted T.V.

BEDROOM THREE

3.05m x 2.45m (10' 0" x 8' 0") having double glazed window to rear, radiator and superb built-in double wardrobe with hanging rail and shelving.

BEDROOM FOUR

2.76m x 2.02m (9' 1" x 6' 8") having double glazed window to rear, radiator and single wardrobe.



BATHROOM

2.44m x 1.79m (8' 0" x 5' 10") having an obscure double glazed window to side, chrome heated towel rail, ceiling spotlighting, tiled floor with underfloor heating, illuminated de-misting wall mirror and a contemporary suite comprising wall mounted vanity unit with drawers and wash hand basin above and waterfall mixer tap, tiled splashback surround to full ceiling height, low flush W.C. and bath having shower screen and shower appliance over.

OUTSIDE

To the front of the property is a generous block paved frontage providing parking for numerous vehicles and leads to the front entrance door and garage. There is a side gate leading to the rear. To the rear of the property is a paved pathway, patio area ideal for entertaining, shaped lawn with children's playhouse, fenced surround and further side access providing storage space for shed.

GARAGE

4.87m x 2.44m (16' 0" x 8' 0") approached via an electrically operated roller shutter door and having obscure double glazed door to side, Worcester boiler and light and power supply.



COUNCIL TAX

Band D.

TENURE

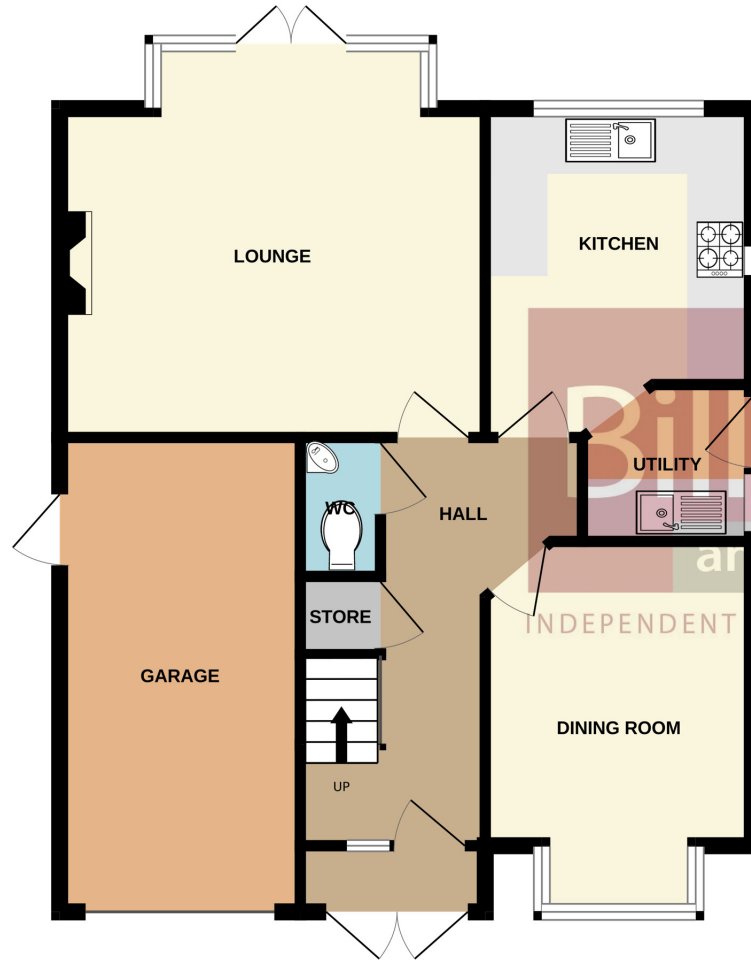
Our client advises us that the property is Freehold. Should you proceed with the purchase of the property these details must be verified by your solicitor.

VIEWING

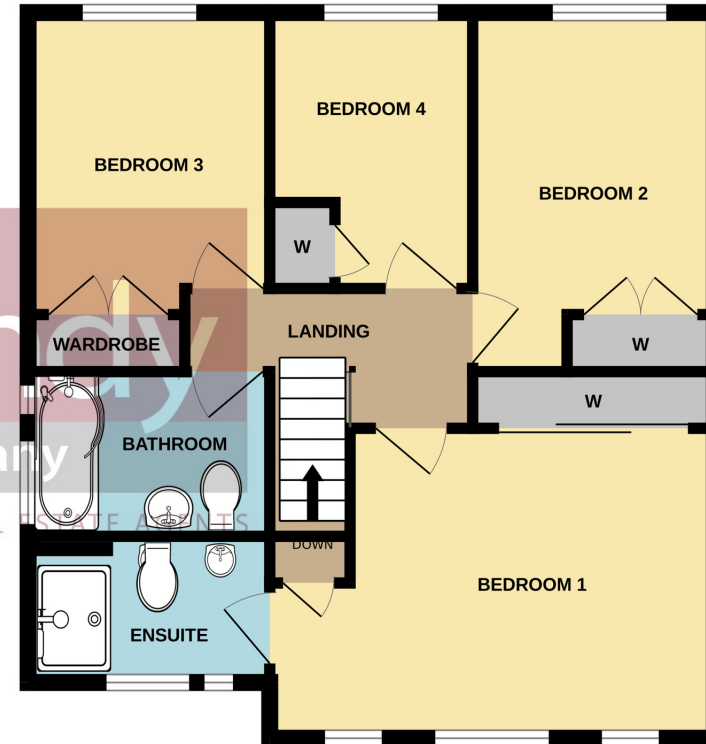
By arrangement with the Selling Agents, Bill Tandy and Company, 16 Cannock Road, Burntwood, Staffordshire, WS7 0BJ on 01543 670 055 or burntwood@billtandy.co.uk

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
681 sq.ft. (63.3 sq.m.) approx.



1ST FLOOR
583 sq.ft. (54.2 sq.m.) approx.



TOTAL FLOOR AREA : 1265 sq.ft. (117.5 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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