



35 Springle Styche Lane, Burntwood, Staffordshire, WS7
9HD



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£495,000 NO CHAIN

Discover the charm of country living here at Springle Styche Lane, a delightful three bedroom detached cottage set in picturesque rural surroundings. this characterful home offers peace and privacy while being just a five minute drive from Swan Island and its excellent local amenities along with the ever poplar Fulfen Primary School. The property also includes a detached double garage, presenting an exciting opportunity for development or conversion (subject to necessary planning permission). whether you're seeking a serene retreat or a home with further potential this cottage is a rare find in an idyllic yet convenient location.



RECEPTION HALL

approached via a composite UPVC double glazed front entrance door with UPVC double glazed window to side and having wood effect flooring, dado rails, radiator, ceiling light point and stairs to first floor accommodation.

SITTING ROOM

flooded with natural light due to having UPVC double glazed bay window to front and UPVC double glazed French doors to rear leading out to the patio area, dado rail, feature focal point fireplace with wooden mantel, raised hearth and tiled recess housing a solid fuel fire, two ceiling light points, three wall light points and two radiators.

INNER HALLWAY

with ceiling light point and under stairs storage cupboard.

DINING AREA

3.40m max into bay x 3.00m (11' 2" max into bay x 9' 10") having UPVC double glazed bay window to front, dado rail, built-in bookshelving along one wall, wooden panelling with traditional wooden pocket doors with glazing opening to:

KITCHEN

3.00m x 2.50m (9' 10" x 8' 2") having quarry tile style flooring, traditional base and wall mounted units, modern stone effect work surface, tiled splashbacks, inset one and a half bowl sink and drainer, modern Smeg electric hob with built-in overhead extractor, eye level double oven and grill, integrated fridge/freezer, space and plumbing for dishwasher, ceiling light point, recessed downlights and UPVC double glazed window overlooking the rear garden.

UTILITY ROOM

having matching base units and work surface to those in the kitchen, tiled splashbacks, inset sink and drainer with mono mixer tap, space and plumbing for washing machine, a continuation of the tiled flooring, ceiling light point, recessed downlights and UPVC double glazed door leading out to the garden.

GUESTS CLOAKROOM

having a continuation of the tiled flooring, low level W.C., wall mounted wash hand basin with tiled splashback, radiator and ceiling light point.

FIRST FLOOR LANDING

having ceiling light point, smoke detector, loft access hatch with pull down ladder leading to boarded loft space with power and light offering excellent storage. Doors lead off to further accommodation.



BEDROOM ONE

4.00m x 2.80m (13' 1" x 9' 2") having ceiling light point, radiator and UPVC double glazed window to front.

BEDROOM TWO

3.40m x 2.50m (11' 2" x 8' 2") having ceiling light point, radiator and UPVC double glazed window to rear.

BEDROOM THREE

2.90m x 2.90m (9' 6" x 9' 6") having ceiling light point, radiator and UPVC double glazed window to front.

STUDY/NURSERY

2.40m max into bay x 2.30m (7' 10" max into bay x 7' 7") having walk-in UPVC double glazed bay window with windows to three sides offering stunning views overlooking the fields beyond, ceiling point and radiator.

FAMILY BATHROOM

2.50m x 2.00m (8' 2" x 6' 7") having wood effect flooring, white suite comprising panelled corner bath with gravity fed shower fitment, low level W.C., pedestal wash hand basin with tiled splashback and corner shower cubicle with sliding glazed doors, mains plumbed shower fitment and tiled splashback, UPVC opaque double glazed window to rear, ceiling light point, recessed downlights and radiator.



OUTSIDE

The property is set well back from the road with a double width tarmac driveway providing parking for several vehicles leading to the detached double garage, and a lawned foregarden with stone wall boundary, bedding plants, feature tree and a further raised flower bed to the opposite boundary. A lovely shaped Indian sand stone style path leads from the drive to the front door and a gated side access leads to the rear. To the rear of the property is a vast patio running the whole width of the property offering a fantastic entertaining area with four shaped steps leading up to the lawned garden having raised brick built flower beds, bedding plant areas, lovely feature tree, corner raised grass area providing a lovely seating space on a summer's evening, hardstanding for greenhouse, fenced perimeters and fields beyond.

DETACHED DOUBLE GARAGE

6.00m x 5.20m (19' 8" x 17' 1") having potential for conversion subject to planning permission currently having two garage entrance doors, pitched roof, power, light, door to patio and two windows to rear.

COUNCIL TAX

Band E.

FURTHER INFORMATION/SUPPLIES

Mains water, electricity and gas connected. We understand drainage is to a septic tank. Telephone connected. For broadband and mobile phone speeds and coverage, please refer to the website below: <https://checker.ofcom.org.uk/>

ANTI-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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(69-80) C		69
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England, Scotland & Wales		

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

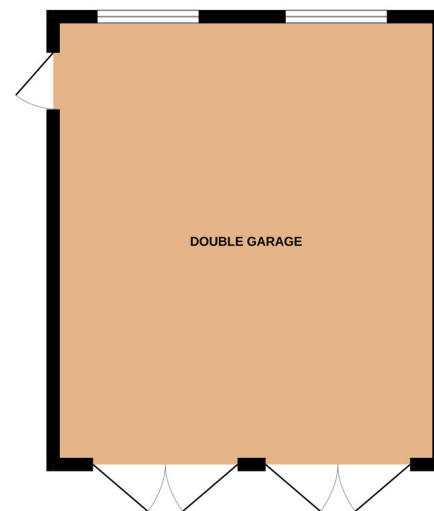
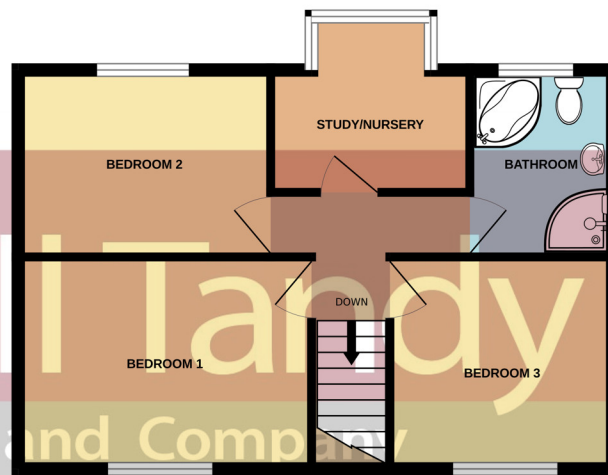
By arrangement with the Selling Agents, Bill Tandy and Company, 16 Cannock Road, Burntwood, Staffordshire, WS7 0BJ on 01543 670 055 or burntwood@billtandy.co.uk

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

1ST FLOOR

GARAGE



Bill Tandy
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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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