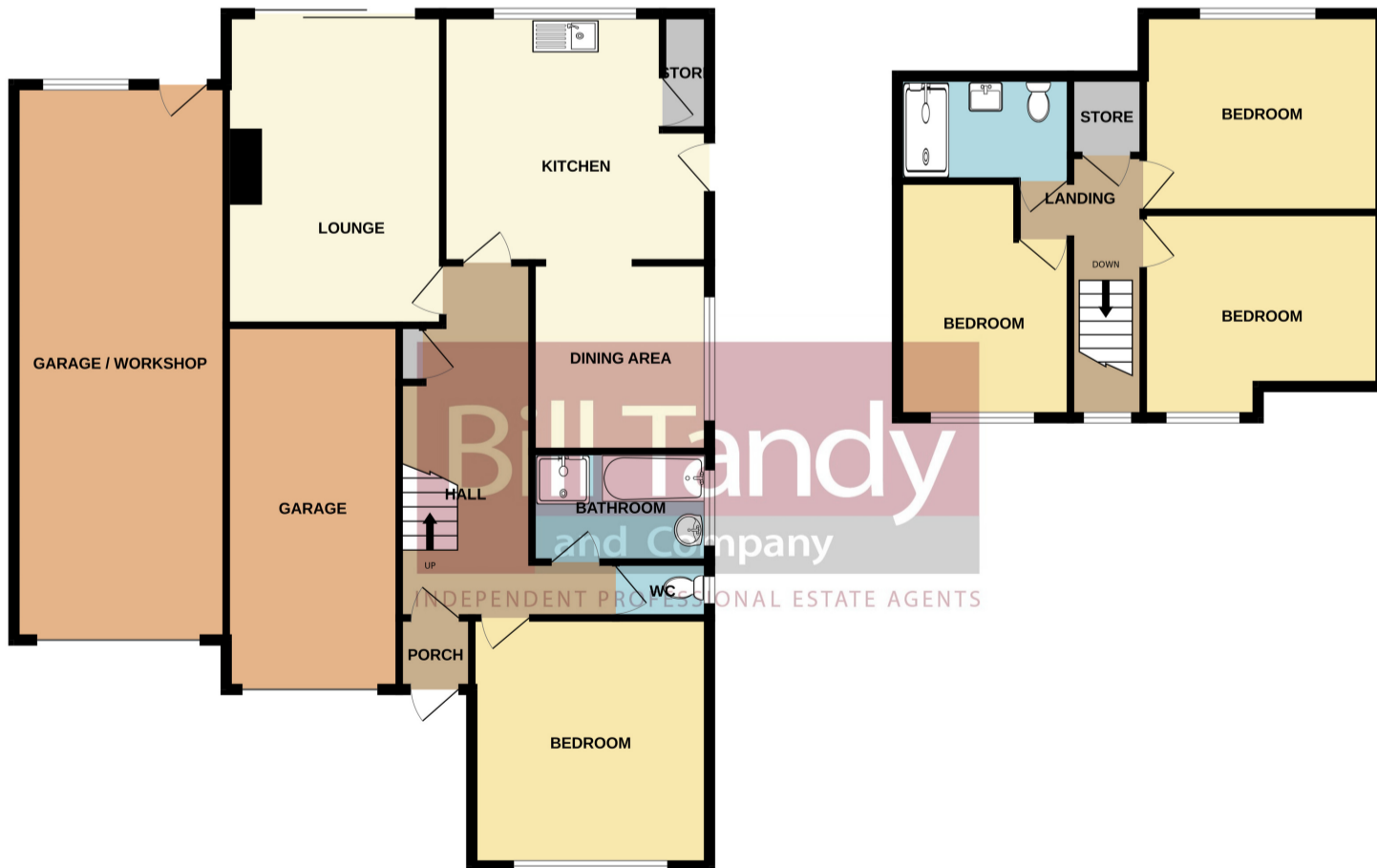




GROUND FLOOR

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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**52 Overhill Road, Burntwood,  
Staffordshire, WS7 4SU**

**£340,000**

**Freehold (to be confirmed)**

Situated in an elevated position is this detached home that offers well maintained, versatile and spacious accommodation that would ideally suit the family buyer. Briefly the property comprises entrance hall, ground floor bedroom four, bathroom with separate W.C, well proportioned lounge and kitchen with an adjacent dining area. To the first floor three further double bedrooms and a shower room. Externally, there are well maintained gardens and a further feature of the home, both integral and attached garages, the latter being over twenty five feet in length.



#### **ENTRANCE HALL**

Accessed via a uPVC entrance door. With stairs rising to the first floor, two central heating radiators, cloaks cupboard.

#### **BEDROOM FOUR**

11' 11" x 11' 10" (3.63m x 3.61m) With double glazed window to the front elevation. central heating radiator.

#### **W.C**

With low flush W.C. Part tiled walls.

#### **BATHROOM**

Comprising a suite in white of corner bath and wash hand basin with mirror over and storage beneath. Cubicle housing the mains fed shower. Opaque double glazed window to the side elevation, heated towel rail, tiled walls.

#### **LOUNGE**

17' 2" x 11' 4" (5.23m x 3.45m) With double glazed double doors opening to the rear garden, two central heating radiators, central feature fireplace with marble effect inset and base, mantel surround, incorporating a living flame gas fire. Laminate flooring.

#### **DINING AREA**

9' 2" x 8' 8" (2.79m x 2.64m) With double glazed window to the side elevation. Central heating radiator.

#### **KITCHEN**

13' 4" x 10' 0" (4.06m x 3.05m) With a range of units at eye and base level providing work surface, storage and appliance space. One and a quarter bowl sink unit with mixer tap over, facility for a gas cooker, plumbing for dishwasher, pantry, double glazed window to the rear elevation, door opening to the side elevation.

#### **LANDING**

With airing cupboard housing the central heating boiler, installed 7/12/2021.



#### **BEDROOM ONE**

13' 3" x 12' 5" (4.04m x 3.78m) With double glazed window to the front elevation, central heating radiator, wardrobe and drawers.

#### **BEDROOM TWO**

13' 9" x 8' 7" (4.19m x 2.62m) With double glazed window to the front elevation, central heating radiator.

#### **BEDROOM THREE**

12' 6" x 8' 11" (3.81m x 2.72m) With double glazed window to the rear elevation.

#### **SHOWER ROOM**

Comprising a suite in white of wash hand basin with storage beneath, W.C. Walk in cubicle housing the mains fed shower. Heated towel rail.

#### **OUTSIDE**

The property is situated on an elevated plot with easily maintainable fore garden and adjacent driveways leading through to the integral and attached garages. To the rear a good sized garden being enclosed by wall and fence surround and including a shaped lawn, patio and wide borders.



#### **ATTACHED GARAGE**

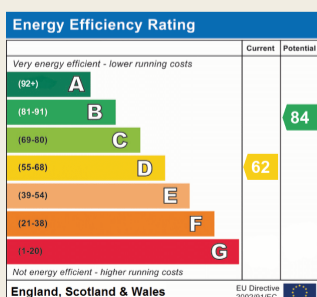
26' 3" x 11' 4" (8.00m x 3.45m) With roller door to the front, service door to the garden, double glazed window to the rear elevation, light and power supplies.

#### **INTEGRAL GARAGE**

15' 10" x 8' 5" (4.83m x 2.57m) With roller door.

COUNCIL TAX BAND D - Lichfield District Council

EPC TBC



#### **TENURE**

Confirmation of tenure is being sought. Please contact our office for more information.



#### **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.

