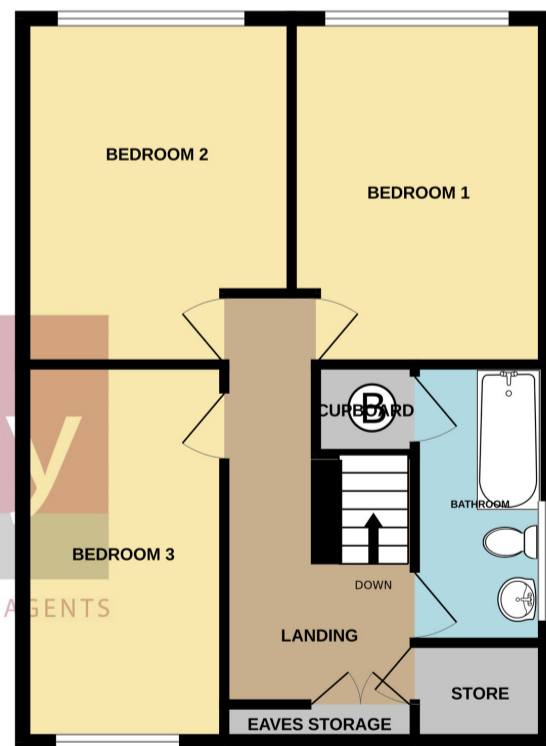
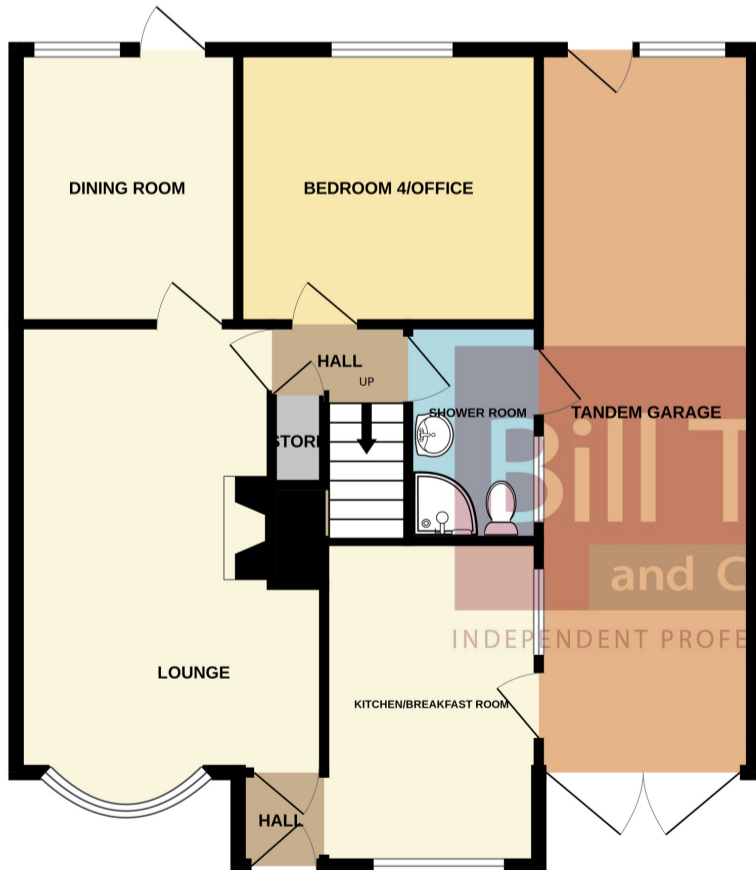


DRAFT

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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**5 Leafenden Avenue, Burntwood,
Staffordshire, WS7 4UY**

**£295,000 Freehold
OIRO - NO CHAIN**

Bill Tandy & Company, Burntwood, are delighted to offer to market this very good size four double bedroom link-detached family home sold with the added benefit of NO Onward Chain! Having also benefitted from being recently refurbished internally and with the boiler, electrics, double glazing and flat roof on the garage also being attended to as well, there is not much for a new buyer to do other than work out where to put everything! Due to the dormer extension to the rear this property boast three generous double bedrooms upstairs along side the family bathroom, with a further double bedroom downstairs. Also downstairs you will find the ground floor shower room, a very good size living room with a separate dining room and a modern fitted kitchen on the front just off the entrance hall. You will find that outside is just as generous with a good size enclosed rear garden a useful garage on the side with a tarmac driveway in front offering plenty of off road parking for multiple vehicles, an early viewing of this property is considered essential to fully appreciate the accommodation on offer.



ENTRANCE HALL

approached via an opaque UPVC double glazed front entrance door, comprising of one ceiling light point, carpeted floor, wooden single glazed internal door through to lounge and archway through to breakfast kitchen.

BREAKFAST KITCHEN

3.8m x 2.4m (12' 6" x 7' 10") large UPVC double glazed window to front and opaque double glazed entrance door to side leading into tandem garage with matching opaque glazed side panel. The kitchen has modern wood effect flooring, modern high gloss matching base and wall mounted kitchen units with preformed roll top work surface and matching splashbacks, allowing for inset one and a half bowl sink and drainer, induction hob with over head extractor, high level oven, integrated slim line dishwasher and space for under counter fridge freezer, multiple power points, two ceiling light points and one radiator.

LOUNGE

3.6m (maximum) x 5.2m (maximum) (11' 10" (maximum) x 17' 1" (maximum)) UPVC double glazed bow window to front elevation, two ceiling light points, one radiator and feature focal point gas real flame fire with marble effect hearth and mantel. Two further internal doors, one leading into the inner hall and the other into the dining room.

DINING ROOM

2.6m x 3.2m (8' 6" x 10' 6") one ceiling light point, one radiator, UPVC double glazed door leading out to rear patio area and UPVC double glazed window on the side.

INNER HALL

one ceiling light point, stairs to first floor, storage cupboard, doors to further accommodation.

BEDROOM FOUR / STUDY

3.5m x 3.2m (11' 6" x 10' 6") one ceiling light point, one radiator, UPVC double glazed window to rear elevation.



DOWNSTAIRS SHOWER ROOM

modern vinyl click flooring, half height ceramic tiled walls, white suite comprising of low level back to wall w.c., pedestal wash hand basin with underneath storage, mirror with mounted light point above, enclosed corner shower unit with mains plumb dual head shower offering the rain drop effect, stainless steel heated towel rail, one ceiling light point and UPVC opaque double glazed door leading through to garage with UPVC opaque double glazed window on side looking through to garage.

LANDING

spacious first floor landing comprising of two ceiling light points, doors to further accommodation and access to various storage cupboards.

BEDROOM ONE

2.8m x 4m (9' 2" x 13' 1") benefited from dormer windows with one large UPVC double glazed window to rear, one radiator, one ceiling light point.

BEDROOM TWO

large UPVC double glazed dormer window to rear, one ceiling light point, one radiator, shallow shelved cupboard.



BEDROOM THREE

2.4m x 4.4m (7' 10" x 14' 5") UPVC double glazed window to front elevation, one ceiling light point, one radiator, built in up and over wardrobes surrounding the bed placement.

FAMILY BATHROOM

tiled flooring, floor to ceiling tiled walls, white suites comprising of pedestal wash hand basin, low level w.c., paneled bath with glazed splash screen and over head electric shower. Access to loft hatch and over stair cupboard, providing useful storage space and also housing the recently fitted Worcester Bosch Combination Boiler. Opaque UPVC double glazed window, one ceiling light point and one radiator.



OUTSIDE

The property benefits from a tarmacked driveway suitable for several vehicles leading up to the front door with block paved hard standing area to one side and graveled bedding plant area in the corner. To the rear the property benefits from a crazy paved patio seating area immediately upon exiting the property before a hard landscaped patio with bedding plant borders, followed by steps up to the main garden area which is mainly laid to lawn with bedding plant borders and mature trees and bushes, the garden is completely enclosed by fences and has a good hard standing area for a shed.

TANDEM DOUBLE GARAGE

manual side opening front entrance door with wooden rear door leading out to the garden and wooden framed single glazed window looking out to the rear garden. Two internal doors leading to the kitchen and downstairs shower room. Several light and power points, outside tap point and plumbing/drainage available for various white goods.

AGENTS NOTE

The property benefits from external CCTV



COUNCIL TAX BAND

BAND D

UTILITIES CONNECTED

Mains water & Drainage
Broad band
Telephone point
Gas and electric
For broadband and mobile phone speeds and coverage, please refer to the website below:
<https://checker.ofcom.org.uk/>

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.