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78 Leafenden Avenue, Burntwood, Staffordshire, WS7
4UU

Bill Tandy
and Company

INDEPENDENT PROFESSIONAL ESTATE AGENTS

**78 Leafenden Avenue, Burntwood,
Staffordshire, WS7 4UU**

£220,000

Offers in Excess of

Bill Tandy and Company, Burntwood, are pleased to present this spacious three bedroom link detached family home offered on the market with no onward chain and offering the benefit of UPVC double glazing and gas fired central heating. The well planned accommodation in brief comprises welcoming entrance hallway, delightful family living room, dining room, breakfast kitchen, inner hallway, ground floor third double bedroom and separate modern fitted shower room, two good sized first floor bedrooms and family bathroom. The property sits back behind a double width driveway providing ample parking, 29'8" x 8'2" tandem length garage and a lovely enclosed rear garden. An early internal viewing comes strongly recommended.



ENCLOSED ENTRANCE PORCH

approached via a wooden panelled entrance door and having UPVC double glazing windows to front and side, brick base and display sill, ceiling light point and double glazed door opens to:

HALLWAY

having ceiling light point and openings through to the kitchen and living room.

FAMILY LIVING ROOM

16' 9" x 11' 6" (5.11m x 3.51m) having a UPVC double glazed window to front, focal point stone fireplace surround with wooden mantelpiece and a raised stone hearth housing a flame effect fire, ceiling light point, radiator, T.V. aerial socket, door to inner hallway and further opening with wooden display shelving to side leads to:

DINING ROOM

10' 9" x 8' 6" (3.28m x 2.59m) having a set of double glazed sliding patio doors giving access to the rear garden, ceiling light point and radiator.

BREAKFAST KITCHEN

13' 2" x 8' 4" (4.01m x 2.54m) having a range of matching wall and base level storage cupboards incorporating drawers, complementary roll top work surfaces, inset stainless steel sink and drainer with chrome style mono tap, space for free-standing cooker, space for fridge, plumbing for dishwasher, ceiling light point, wall mounted Xpelair extractor, UPVC double glazed window through to the porch and a part obscure double glazed UPVC door opens into the garage.

INNER HALLWAY

having ceiling light point and easy tread staircase ascending to the first floor with wall mounted hand rail and useful built-in storage cupboard. Doors lead to bedroom three and shower room.



BEDROOM THREE

11' 2" (including wardrobes) x 10' 5" (3.40m including wardrobes x 3.17m) having a UPVC double glazed window overlooking the rear garden, ceiling light point, radiator and fitted double wardrobe with mirror fronted sliding doors.

SHOWER ROOM

8' 4" x 5' 3" (2.54m x 1.60m) having a modern white suite with chrome style fittings comprising dual flush close coupled W.C., pedestal wash hand basin and corner shower cubicle with glazed splash screen and door and wall mounted shower unit, complementary part ceramic splashback wall tiling, radiator, obscure glazed window and door gives access to the garage.

FIRST FLOOR LANDING

having ceiling light point, loft access hatch, radiator, large walk-in storage cupboard and doors lead off to further accommodation.

BEDROOM ONE

20' 7" max x 8' 3" max (6'3" min) (6.27m max x 2.51m max x 1.91m min) having two UPVC double glazed windows overlooking the rear garden, two ceiling light points and radiator.



BEDROOM TWO

12' 4" max (7'9" min) x 10' 7" (3.76m max 2.36m min x 3.23m) having UPVC double glazed window to front, ceiling light point, radiator and a built-in wardrobe with sliding doors.

BATHROOM

10' 5" x 4' 7" (3.17m x 1.40m) having suite comprising low level W.C., pedestal wash hand basin and panelled bath, complementary part wall tiling, radiator, built-in airing cupboard and an obscure double glazed window to side.

OUTSIDE

The property sits back from the footpath and is approached via a double block paved driveway, and there is a low maintenance gravelled foregarden. To the rear is a delightful fence enclosed garden which offers a good degree of privacy having a paved patio seating area with a low maintenance gravelled garden beyond with herbaceous flower and shrub display borders.



TANDEM GARAGE

29' 8" x 8' 2" (9.04m x 2.49m) approached via wooden folding entrance doors and having light and power points, plumbing for washing machine, wall mounted central heating boiler, part double glazed UPVC door alongside a UPVC double glazed window leading to the rear garden.

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.



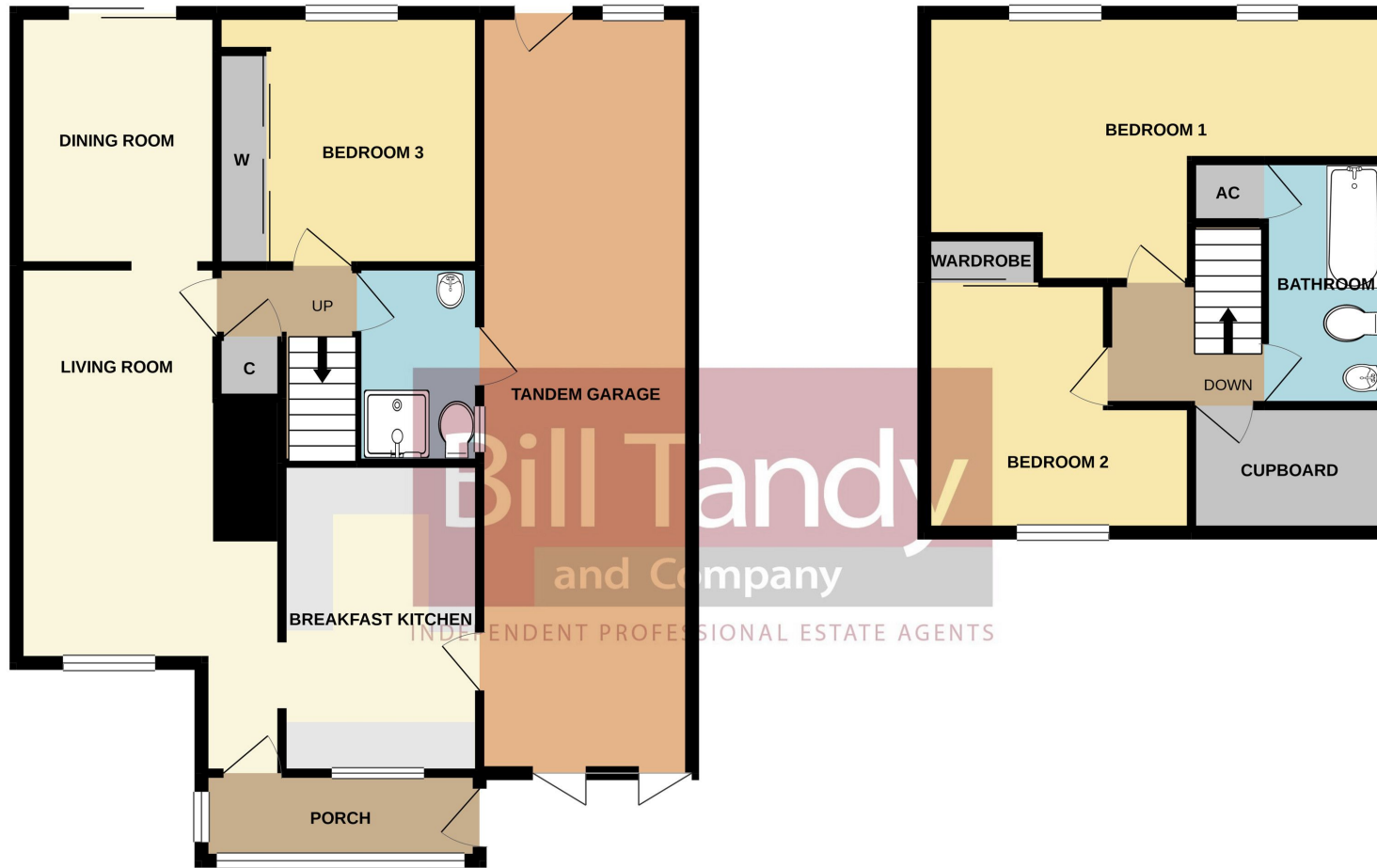
VIEWING

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
914 sq.ft. (84.9 sq.m.) approx.

1ST FLOOR
432 sq.ft. (40.2 sq.m.) approx.



TOTAL FLOOR AREA : 1346 sq.ft. (125.1 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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