



GROUND FLOOR
APPROX. FLOOR
AREA 948 SQ.FT.
(88.1 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 616 SQ.FT.
(57.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 1564 SQ.FT. (145.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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**19 Ashmole Avenue, Burntwood,
Staffordshire, WS7 9QG**

£465,000 Freehold Offers in Region of

A beautifully appointed modern four bedroom detached family home located on the popular St Matthew's development with a stand-out feature being the fabulous countryside aspect across the rear. The property boasts both UPVC double glazing and gas fired central heating and offers a wealth of well planned family accommodation which in brief comprises welcoming spacious entrance hall, downstairs guests cloakroom, family living room, separate dining room, spacious breakfast kitchen with adjoining utility room, first floor master bedroom with en suite shower room, three further good sized bedrooms and family bathroom. Outside the property offers a double width driveway, double garage and lovely gardens to both front and rear. An early internal viewing comes strongly recommended to fully appreciate both the accommodation and setting this impressive home has to offer



SPACIOUS RECEPTION HALL

this welcoming entrance is approached via a UPVC double glazed composite front entrance door with UPVC double glazed window to front, wooden style flooring, carpeted easy tread staircase ascending to the first floor, coving to ceiling, ceiling light point, radiator and part glazed wooden panelled doors lead off to further accommodation.

GUESTS CLOAKROOM

having a modern white suite with chrome style fittings comprising low level W.C., vanity wash hand basin with mono tap with modern wooden style fronted storage cabinet set below, part ceramic splashback wall tiling, radiator, wooden style flooring, ceiling light point and an obscure UPVC double glazed window to side.

LIVING ROOM

15' 4" max x 15' 3" max (9'2" min) (4.67m max x 4.65m max 2.79m min) having a feature walk-in UPVC double glazed window overlooking the rear garden and countryside beyond, focal point stone effect ornamental fireplace surround with marble inset and raised hearth housing a coal effect electric fire, coving to ceiling, ceiling light point, wooden style flooring, radiator and T.V. aerial socket.

FAMILY BREAKFAST KITCHEN

16' 4" max x 12' 5" max (8'9" min) (4.98m max x 3.78m max) with the Kitchen Area having a range of modern light wooden fronted matching wall and base level storage cupboards incorporating drawers and corner display shelving, complementary roll top work surfaces, part ceramic splashback wall tiling, inset sink and drainer unit with mono tap, built-in four ring electric hob with concealed extractor hood and oven and grill set below, space for freestanding fridge/freezer, floor space for breakfast/dining table, two ceiling light points, radiator, a set of UPVC double glazed double French doors alongside a UPVC double glazed window overlooking the rear garden and a panelled door opens to:

UTILITY

6' 2" x 4' 3" (1.88m x 1.30m) having a range of matching light wooden fronted larder and base level storage cupboards incorporating drawer, complementary roll top work surface, part ceramic splashback wall tiling, inset stainless steel sink and drainer with chrome style mono tap, plumbing for washing machine, plumbing for dishwasher, door to garage and UPVC double glazed window to side.



DINING ROOM

11' 5" into bay (8'9" min) x 9' 2" (3.48m into bay 2.67m min x 2.79m) having a feature walk-in UPVC double glazed bay window to front, coving to ceiling, ceiling light point and radiator.

FIRST FLOOR LANDING

having loft access hatch, ceiling light point, radiator, obscure UPVC double glazed window to side and panelled doors lead off to further accommodation.

MASTER BEDROOM

12' 3" x 11' 2" (3.73m x 3.40m) having UPVC double glazed window to front, ceiling light point, radiator, built-in double wardrobes and panelled door opens to:

EN SUITE SHOWER ROOM

having a modern white suite with chrome style fittings comprising low level W.C., pedestal wash hand basin and walk-in shower cubicle with fitted shower splash screen sliding door and wall mounted mains plumbed shower unit, complementary part ceramic splashback wall tiling, radiator, wooden style flooring, shaver socket and an obscure UPVC double glazed window to front.

BEDROOM TWO

12' 3" max (11' min) x 10' 8" (3.73m max 3.35m min x 3.25m) having UPVC double glazed window overlooking the rear garden and countryside aspect beyond, ceiling light point and radiator.



BEDROOM THREE

9' 3" x 9' 2" (2.82m x 2.79m) having UPVC double glazed window to front, ceiling light point and radiator.

BEDROOM FOUR

12' 4" x 6' 5" (3.76m x 1.96m) having UPVC double glazed window overlooking the rear garden and countryside aspect beyond, ceiling light point and radiator.

FAMILY BATHROOM

7' 4" x 6' 0" (2.24m x 1.83m) having a modern white suite with chrome style fittings comprising low level W.C., pedestal wash hand basin and panelled bath with wall mounted shower unit and fitted shower splash screen, complementary part ceramic splashback wall tiling, radiator, wooden style flooring, shaver socket and an obscure UPVC double glazed window to side.

DOUBLE GARAGE

16' 3" x 14' 7" (4.95m x 4.45m) approached via two vehicular up and over entrance doors and having light and power points, wall mounted central heating boiler, a double glazed pedestrian door to outside and further door to internal accommodation.



OUTSIDE

Occupying a pleasant position along Ashmole Avenue the property sits back from the road and is approached via a double width tarmac driveway which provides ample parking for vehicles. There is a neat lawned foregarden with herbaceous flower and shrub display borders, and an arched open canopy porch leads to the main entrance door. A paved passageway to the right hand side of the property leads to a gate through to the rear garden. This delightful fence enclosed rear garden offers a great degree of privacy, with a particular feature being the elevated countryside aspect beyond. The garden itself offers a deep paved patio seating area with a smaller matching patio seating at the bottom of the garden enjoying the natural sun trap, neat lawn, herbaceous flower and shrub display borders.

FURTHER INFORMATIONI/SUPPLIERS

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82+)	A		
(81-91)	B		82
(69-80)	C		69
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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.