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3 Wentworth Close, Burntwood, Staffordshire, WS7 9BP

Bill Tandy
and Company

INDEPENDENT PROFESSIONAL ESTATE AGENTS

**3 Wentworth Close, Burntwood,
Staffordshire, WS7 9BP**

£325,000

Offers in Region of

Bill Tandy and Company are delighted to be offering to the market this modern three bedroom semi detached property in sought after cul de sac location. Wentworth Close, located just off Highfields Road, is a quaint cul de sac having just four properties and is perfectly situated to take full advantage of the excellent highly regarded local primary schools including Fulfen Academy, along with easy access to excellent local amenities located at nearby Swan Island. The property itself is situated at the head of the cul de sac offering a lovely corner plot position and briefly comprises porch, entrance hall, through lounge/dining room, good sized conservatory, fitted kitchen, utility, W.C., two good sized first floor double bedrooms, a further single bedroom and re-fitted shower room. There is a block paved driveway to the front, a single garage, and early viewing of this property is considered essential to fully appreciate the accommodation on offer.



FRONT PORCH

approached via a UPVC double glazed front entrance door and having UPVC double glazed window to side, tiled floor, wall light point and UPVC opaque double glazed door with matching UPVC opaque double glazed side panel opens to:

RECEPTION HALL

having ceiling light point, smoke detector, radiator, stairs to first floor with under stairs storage cupboard and doors to further accommodation.

THROUGH LOUNGE/DINING ROOM

Lounge Area 3.80m x 3.00m (12' 6" x 9' 10") having UPVC double glazed bow window to front, coved ceiling, ceiling light point, modern floating wall mounted electric fire with white pebble insert and black surround and wide archway leads to the Dining Area 3.00m x 2.70m (9' 10" x 8' 10") having coved ceiling, ceiling light point, radiator and aluminium framed double glazed sliding doors out to the conservatory.

MODERN FITTED KITCHEN

3.30m x 2.40m (10' 10" x 7' 10") having cream high gloss base units with wood effect work surface with matching splashbacks, matching wall mounted units, two floor to ceiling units, integrated one and a half bowl sink and drainer, electric hob with overhead extractor, eye-level double oven with grill and microwave, integrated fridge and dishwasher, pull-out bin storage, deep set drawers, slate effect tiled flooring, UPVC double glazed window looking into the conservatory, ceiling light point and door to:



SEPARATE UTILITY/W.C.

3.10m x 2.90m (10' 2" x 9' 6") having wooden base and wall mounted cupboards, wood effect work surface, space and plumbing for free-standing fridge/freezers, space for white goods, tile effect flooring, UPVC double glazed door opening to the rear decking, UPVC double glazed windows to side and above, timber cubicle with low level W.C. with macerator pump, half height tiling to walls, wash hand basin with high gloss storage cupboard beneath, ceiling light point and wood effect flooring. A door from the utility area opens to the garage.

CONSERVATORY

4.80m x 3.90m (15' 9" x 12' 10") having tiled flooring, half height brick wall base, UPVC double glazed windows overlooking the garden, polycarbonate roof, ceiling light point and power points.

FIRST FLOOR LANDING

having ceiling light point, UPVC double glazed window to side, airing cupboard, loft access hatch with pulldown ladder leading to a part boarded loft with light. Doors lead off to further accommodation.



BEDROOM ONE

3.90m x 3.10m (12' 10" x 10' 2") having UPVC double glazed window to front, ceiling light point, radiator and coving.

BEDROOM TWO

3.30m x 2.70m (10' 10" x 8' 10") having UPVC double glazed window to rear, ceiling light point, radiator and coving.

BEDROOM THREE

3.00m x 2.10m (9' 10" x 6' 11") having UPVC double glazed window to front, ceiling light point, radiator, coving and cleverly built shelving above the stair recess.

RE-FITTED SHOWER ROOM

2.50m x 1.60m (8' 2" x 5' 3") having grey wood effect flooring, illuminated wall mounted mirror, recessed downlights, modern heated towel rail, UPVC opaque double glazed windows to rear and side. modern ceramic tiled walls and suite comprising, low level hidden cistern W.C., wash hand basin with modern grey storage units below, wall mounted matching storage units and double shower cubicle with glazed splash screen and mains plumbed shower fitment,



OUTSIDE

The property occupies a corner position at the head of the cul de sac with block paved driveway providing parking for at least three cars. There is a garden to the side with pebbled area and mature shrubs and bushes. To the rear of the property is a large decked patio with covered seating area, and the garden is mainly laid to lawn with stepping stone pathway leading to steps at the rear of the garden leading to another paved and decked seating area, corner rockery with lovely water feature, timber shed, railway sleeper raised beds with mature shrubs and plants and fenced boundaries.

GARAGE

5.90m x 2.90m (19' 4" x 9' 6") approached via a UPVC composite door and having work surfaces to either side and power and light points.

COUNCIL TAX

Band C.



FURTHER INFORMATION/SUPPLIES

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

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.

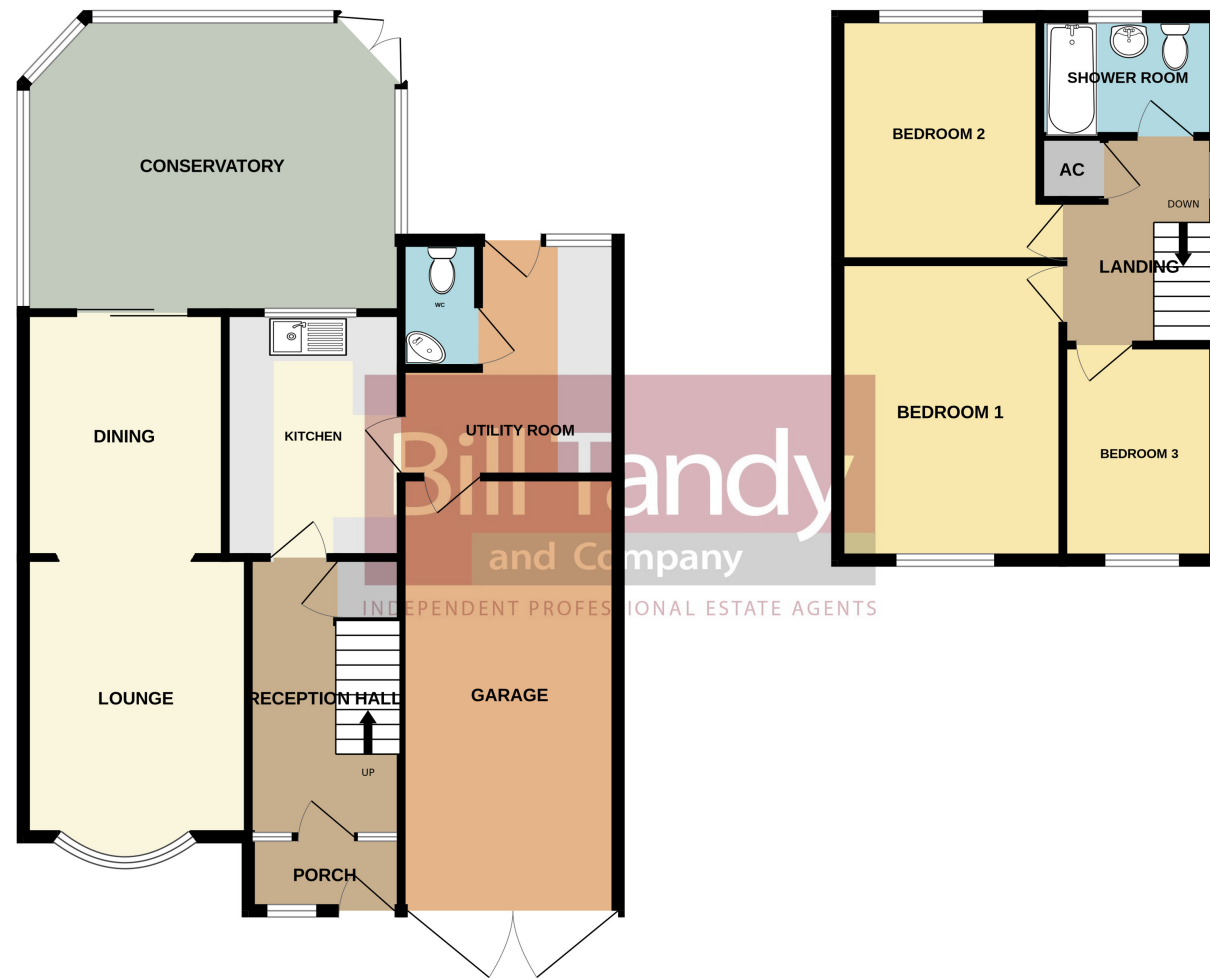
VIEWING

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



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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