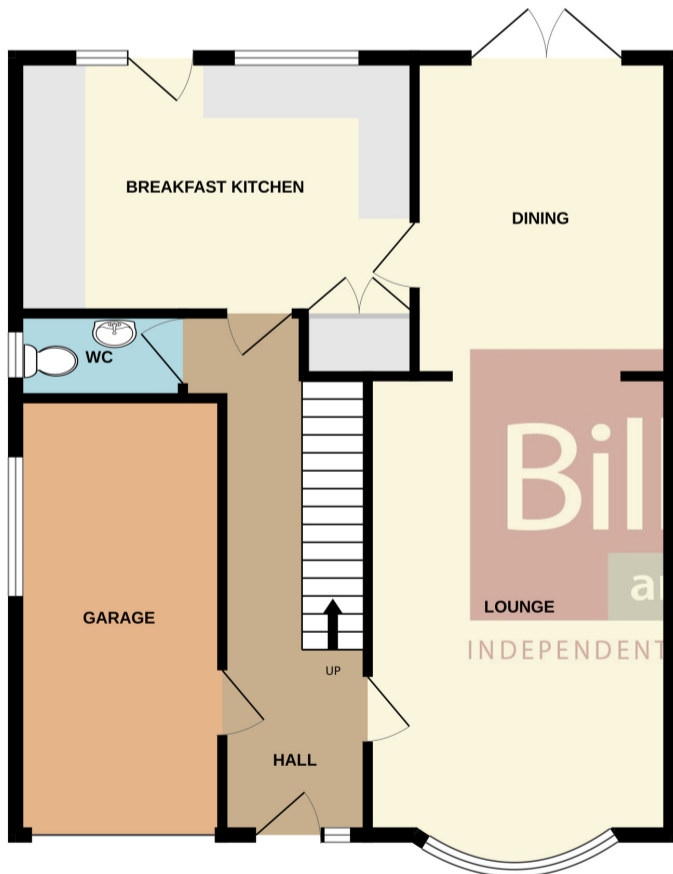




GROUND FLOOR  
765 sq.ft. (71.1 sq.m.) approx.

1ST FLOOR  
708 sq.ft. (65.7 sq.m.) approx.



TOTAL FLOOR AREA : 1472 sq.ft. (136.8 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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**20 St Peters Road, Burntwood,  
Staffordshire, WS7 0DJ**

## £425,000 Freehold

Nestled in the corner of this sought after residential cul-de-sac, this stunning four bedroom detached family home offers an exceptional blend of style, comfort and convenience. Boasting a superb hi-specification breakfast kitchen, this property is perfect for modern family living. Ideally situated, this home is within easy reach of highly regarded local schools and a stones throw away from Burntwood park making it a great choice for families. The ever popular Swan Island is also just a short distance away, offering a range of fantastic amenities including shops, cafes and lifestyle facilities. With spacious living areas, well proportioned bedrooms and a prime location in a friendly neighbourhood this is a wonderful opportunity to secure your forever home, don't miss out - call us now!



### WELCOMING ENTRANCE HALL

approached via a UPVC composite double glazed entrance door with matching side panel and having coming to ceiling, three ceiling light points, radiator with decorative cover, herringbone style Karndean flooring, stairs to first floor with recess beneath suitable for dresser or storage and doors leading off to further accommodation and garage.

### GUESTS CLOAKROOM

having tiled floor, modern white suite comprising low level W.C. with hidden cistern and wall mounted wash hand basin with tiled splashback, UPVC obscure double glazed window to side, ceiling light point and radiator.

### SUPERB BREAKFAST KITCHEN

4.70m x 2.90m (15' 5" x 9' 6") having contemporary ceramic tiled flooring, modern white high gloss base cupboards with quartz work surface above with matching splashbacks, matching wall mounted cupboards, inset one and a half bowl sink and drainer with mono mixer tap, inset Neff induction hob with Neff overhead extractor and Neff integrated double oven with dual oven/microwave, integrated dishwasher, integrated fridge, recessed LED downlights, radiator, UPVC double glazed window to rear and UPVC double glazed door to same with matching side panel.

### EXTENDED THROUGH LOUNGE/DINING ROOM

9.30m x 3.30m (30' 6" x 10' 10") a lovely generously sized room having coming to ceiling, focal fireplace feature having real flame effect gas fire, modern coal inserts, limestone mantel and raised hearth, two radiators one with decorative cover and UPVC double glazed French doors to the rear patio area.

### FIRST FLOOR LANDING

having ceiling light point, coming to ceiling and airing cupboard housing the sealed cylinder system. Doors to further accommodation.



### BEDROOM ONE

5.50m max (4.60m min) x 3.50m (18' 1" max 15' 1" min x 11' 6") having ceiling light point, radiator, UPVC double glazed window to front and triple wardrobes with sliding mirrored doors. Door to:

### EN SUITE SHOWER ROOM

having a modern suite comprising double shower with glazed sliding door and mains plumbed shower fitment with dual head including rainfall effect, vanity unit with low level W.C. with hidden cistern and modern wood effect units with inset wash hand basin and storage cupboards below, tiled flooring, fully tiled walls, UPVC opaque double glazed window to side, recessed LED downlights and heated towel rail.

### BEDROOM TWO

4.00m x 3.30m (13' 1" x 10' 10") having UPVC double glazed window to front, radiator, ceiling light point, wall light point and built-in wardrobes.

### BEDROOM THREE

3.50m x 2.30m (11' 6" x 7' 7") having UPVC double glazed window overlooking the rear garden, ceiling light point, radiator and built-in wardrobes.



### BEDROOM FOUR

2.80m x 2.00m (9' 2" x 6' 7") currently used as an office and having UPVC double glazed window to rear, radiator and ceiling light point.

### BATHROOM

having a modern suite comprising low level W.C., vanity unit with inset wash hand basin and storage cupboards beneath and bath with glazed splash screen and mains plumbed overhead shower fitment including dual head with rainfall effect, tiled floor, fully tiled walls with aqua-boarding around the bath area, UPVC opaque double glazed window to rear, recessed LED downlights, extractor fan and heated towel rail.

### OUTSIDE

The property is set well back from the road behind a block paved driveway suitable for three vehicles leading up to the garage and front entrance door. There is side access leading to the rear garden which has a paved patio seating area with outside tap and decorative half height wall with mainly laid to lawn garden beyond, laurel and leylandii hedging to rear, fenced perimeters, various mature trees and shrubs and hard standing for shed with power.



### INTEGRAL GARAGE

5.10m x 2.40m (16' 9" x 7' 10") approached via an up and over entrance door and having ceiling light point, UPVC opaque double glazed window to side, base and wall storage cupboards and space and plumbing for washing machine and tumble dryer.

### COUNCIL TAX

Band D.

### FURTHER INFORMATION/SUPPLIES

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			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		71	81
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](mailto: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.