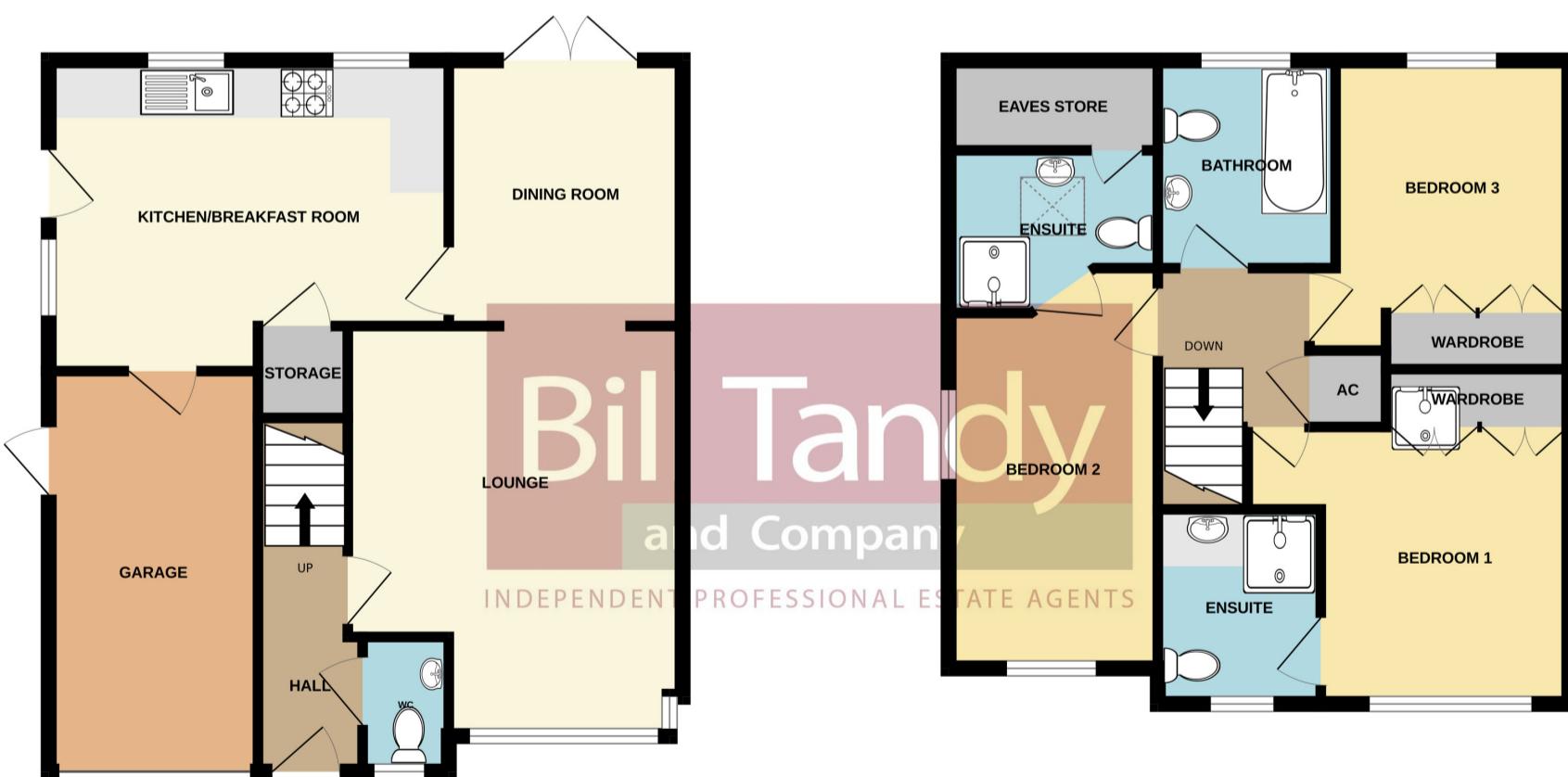




GROUND FLOOR

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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## 17 Yorkshire Way, Burntwood, Staffordshire, WS7 9QY

# £400,000 Freehold OIRO

Bill Tandy and Company, Burntwood, are delighted to be offering to the market the opportunity to secure this fabulous three bedroom detached family home in a popular cul de sac location. Occupying a fantastic position at the end of Yorkshire Way adjacent to the fields, there is easy access to the highly regarded local schools including Fulfen primary, excellent local amenities at Swan Island and easy access to local commuter links. The property itself has been beautifully cared for by the current owners, although may need some cosmetic updating for personal taste. The property has three double bedrooms, two of which have en suite shower rooms and principal family bathroom upstairs. There is a welcoming lounge, separate dining room and well presented breakfast kitchen, guests W.C., integral garage, parking and fore and rear gardens. An early viewing is considered essential to fully appreciate the quality of accommodation on offer.



### ENTRANCE HALL

approached via an opaque double glazed front entrance door and having ceiling light point, radiator and stairs to first floor.

### GUESTS CLOAKROOM

having pedestal wash hand basin with tiled splashback, low level W.C., UPVC opaque double glazed window to front, ceiling light point and radiator.

### LOUNGE

4.70m max into walk-in bay x 3.60m (15' 5" max into walk-in bay x 11' 10") a well appointed room having feature walk-in UPVC double glazed window to front, focal point fireplace with marble hearth and stone effect mantel housing an inset electric coal effect fire, coving, ceiling light point, radiator and open archway to:

### DINING ROOM

3.00m x 2.60m (9' 10" x 8' 6") having coving, ceiling light point, radiator, UPVC double glazed French doors leading out to the rear garden and door to:

### BREAKFAST KITCHEN

4.50m max (2.20m min) x 3.50m max (3.00m min) (14' 9" max 7'3" min x 11' 6" max 9'10" min) having wood effect Shaker style base cupboards and drawers with roll top work surface above, matching wall mounted cupboards, integrated one and a half bowl sink and drainer, gas hob with overhead extractor and oven below, tiled floor, tiled splashbacks, integrated dishwasher, space and plumbing for washing machine, space for free-standing fridge/freezer, two ceiling light points, radiator, smoke detector, space for good sized breakfast table, pantry store, door to garage, two UPVC double glazed windows to rear and further UPVC double glazed window to side flooding the room with natural light and opaque double glazed door out to the side access.

### FIRST FLOOR LANDING

having smoke detector, ceiling light point, loft access hatch, airing cupboard housing the hot water tank and linen shelving and doors lead off to further accommodation.



### BEDROOM ONE

3.10m min (not including built-in wardrobes) x 2.80m (10' 2" min not including built-in wardrobes x 9' 2") having UPVC double glazed window to front, ceiling light point, radiator and built-in wardrobes to one wall. Door opens to:

### EN SUITE SHOWER ROOM

2.00m x 1.70m (6' 7" x 5' 7") having LVT flooring, white suite comprising low level W.C., work surface with inset wash hand basin, cupboard storage below and tiled splashback and shower cubicle with glazed door and electric shower fitment, ceiling light point, extractor fan, radiator and UPVC opaque double glazed window to front.

### BEDROOM TWO

4.00m x 2.40m (13' 1" x 7' 10") having UPVC double glazed windows to front and side, ceiling light point, radiator and door to:

### SECOND EN SUITE SHOWER ROOM

having LVT flooring, low level W.C., pedestal wash hand basin with tiled splashback and shower cubicle with glazed sliding door and electric shower fitment, extractor fan, radiator, ceiling light point, opaque glazed Velux window to rear and door to eaves storage.



### BEDROOM THREE

3.30m max including wardrobes x 2.50m (10' 10" max including wardrobes x 8' 2") having UPVC double glazed window to rear, ceiling light point, radiator and built-in wardrobes to one wall.

### FAMILY BATHROOM

2.30m x 2.00m (7' 7" x 6' 7") having LVT flooring, tastefully tiled walls, white suite comprising pedestal wash hand basin, low level W.C. and panelled bath, radiator, ceiling light point, UPVC opaque double glazed window to rear.

### OUTSIDE

The property is set back from the road with a driveway approach leading to the garage and front door, foregarden laid to lawn with decorative slate gravel area, mature shrubs and trees and a paved path leading to a side gate and the rear garden. The rear garden is fully fence enclosed and is mainly laid to lawn with paved path, bedding plant borders and mature trees and shrubs.

### INTEGRAL GARAGE

4.90m x 2.30m (16' 1" x 7' 7") approached via a manual up and over entrance door and having opaque double glazed door to side access. ceiling light point and Worcester condensing

### 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 check the Ofcom website. For further information please refer to Key Facts for Buyers.

### ANTI-MONEY LAUNDERING AND ID CHECKS

Once an offer is accepted on a property marketed by Bill Tandy and Company Estate Agents we are required to complete ID verification checks on all buyers, and to apply ongoing monitoring until the transaction ends. Whilst this is the responsibility of Bill Tandy and Company, we may use the services of Guild 365 or another third party AML compliance provider. This is not a credit check and therefore will have no effect on your credit history. You agree for us to complete these checks. The cost of these checks is £30.00 including VAT per buyer. This is paid in advance when an offer is agreed and Once an offer is accepted on a property marketed by Bill Tandy and Company Estate prior to a sales memorandum being issued. This charge is non-refundable.

### 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.