



47 Blenheim Road, Burntwood, Staffordshire, WS7 2HZ

Bill Tandy
and Company

INDEPENDENT PROFESSIONAL ESTATE AGENTS

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£275,000

Bill Tandy and Company, Burntwood, are delighted to be offering to the market this conveniently located and surprisingly spacious three bedroom semi detached dormer bungalow with substantial parking. Blenheim Road is conveniently located close to highly regarded local schools and easy walking access to local amenities, and is popular with a range of buyers from all demographics. The property itself has been beautifully cared for by the current owners having hard landscaped frontage and landscaped rear gardens, three double bedrooms two being located on the first floor dormer, fitted four piece bathroom, fitted kitchen, lounge and good sized conservatory running the full width of the property. An early viewing is considered essential to fully appreciate the accommodation on offer.



THROUGH RECEPTION HALL

approached via a UPVC opaque double glazed entrance door with glazed storm canopy above and having ceiling light point, radiator, under stairs storage cupboard, stairs to first floor and doors to further accommodation.

LOUNGE

4.00m x 3.30m (13' 1" x 10' 10") having a feature focal point fireplace with inset gas real flame coal effect fire, marble hearth and mantel and added spotlight illumination, coving, half height dado rail, ceiling light point, two wall light points and UPVC double glazed French doors with side panels opening out to the conservatory.

FITTED BREAKFAST KITCHEN

4.30m x 3.00m (14' 1" x 9' 10") having tiled floor, recessed downlights, wooden Shaker style base and wall mounted units, complementary roll top work surface, inset one and a half bowl sink and drainer, five burner gas hob with overhead extractor and double oven and grill below, block tiled splashbacks, space and plumbing for dishwasher and washing machine, integrated fridge/freezer, combination boiler housed in a corner cupboard, ceramic tiled floor, coving, space for breakfast table and UPVC double glazed windows to conservatory and UPVC opaque double glazed door to same.

GROUND FLOOR BEDROOM THREE

3.30m x 3.00m (10' 10" x 9' 10") having coving, ceiling light point, UPVC double glazed bow window to front, radiator and half height dado rail.

GROUND FLOOR BATHROOM

having white suite comprising raised jacuzzi bath approached with two steps and with central taps and gravity shower fitment, low level W.C, pedestal wash hand basin and double shower with mains plumbed shower fitment and glazed sliding door, ceramic tiled floor, ceramic tiled walls, UPVC opaque double glazed window to side, recessed downlights, extractor fan, heated towel rail and wall mounted mirror.



UPVC DOUBLE GLAZED CONSERVATORY

6.70m x 2.60m (22' 0" x 8' 6") having wood effect flooring, half height brick wall, central UPVC double glazed French doors to rear garden, polycarbonate roof, radiator, recessed downlighting and UPVC opaque double glazed door to side.

FIRST FLOOR LANDING

having ceiling light point, smoke detector, loft access hatch and useful eaves storage cupboard with power and light points. Doors lead off to further accommodation.

BEDROOM ONE

3.80m max (3.30m min) x 3.60m max into wardrobe (12' 6" max 10' 10" min x 11' 10" max into wardrobe) having fitted wardrobes to one wall, ceiling light point, radiator, Velux roof window and glazed door to:

EN SUITE SHOWER ROOM

having tiled floor, tiled walls, white suite comprising low level W.C., pedestal wash hand basin and corner enclosed shower unit with mains plumbed shower and glazed sliding door access, heated towel rail, recessed downlights and UPVC opaque double glazed windows to rear.



BEDROOM TWO

4.60m max into dormer (3.20m min) x 3.00m max into wardrobe (15' 1" max into dormer 10'6" min x 9' 10" max into wardrobe) having ceiling light point, built-in wardrobes with mirrored sliding doors, radiator and walk-in dormer with UPVC double glazed windows to rear.

OUTSIDE

The property sits well back from the road behind a block paved driveway suitable for several vehicles and there is a low maintenance hard landscaped frontage. Side gates lead round to the rear garden which has been well landscaped for low maintenance and has a central shaped lawn section, paved patio area, lovely decorative paved and gravelled path leading to a further paved seating area in one corner, and to the other corner is a lovely summerhouse with pebbled area to the front and decorative bedding plants. The garden has fenced boundaries, various bedding plant borders and climbing plants.

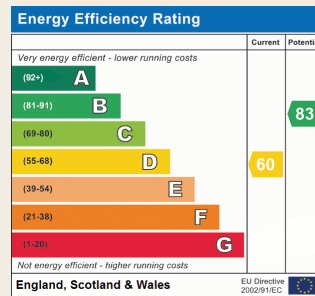
COUNCIL TAX

Band C.



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/>



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

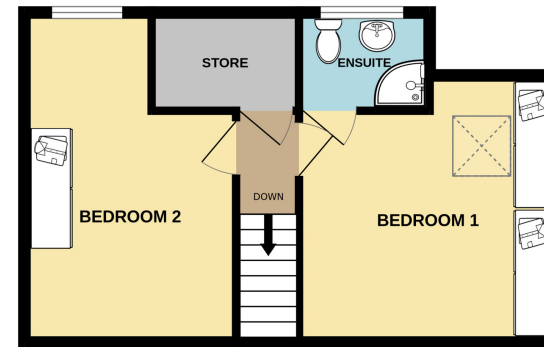
By arrangement with the Selling Agents, Bill Tandy and Company, 16 Cannock Road, Burntwood, Staffordshire, WS7 0BJ on 01543 670 055 or burntwood@billtandy.co.uk

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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burntwood@billtandy.co.uk
Tel: 01543 670 055

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