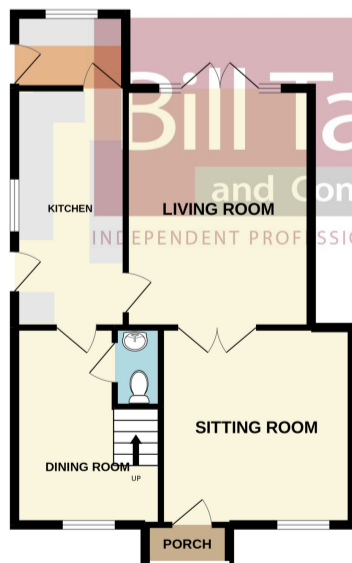
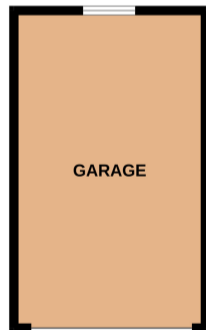




GROUND FLOOR

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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The Cottage, Chapel Lane, Gentleshaw, Staffordshire, WS15 4ND

£695,000 Freehold

Bill Tandy and Company, Burntwood, are pleased to present this beautifully maintained and presented four bedroom detached individual cottage located along Chapel Lane in Gentleshaw, with a particular feature being the impressive countryside views across the rear and offering the benefit of double glazing and oil fired central heating. The well planned accommodation in brief comprises spacious living room, 12'5" x 9'2" kitchen, separate utility, sitting room, dining room, guests W.C., first floor master bedroom with en suite shower room and fitted wardrobes, three further double bedrooms and a family bathroom. Occupying a lovely position in Gentleshaw with a particular feature being the fabulous views across the rear, The Cottage sits back from Chapel Lane approached via a side driveway which leads up to the garage, there is block paved parking across the rear of The Cottage and there is a delightful enclosed garden leading off. An early internal viewing comes strongly recommended to fully appreciate the setting and accommodation on offer.



SITTING ROOM

13' 1" x 10' 8" (3.99m x 3.25m) being approached via a part panelled and obscure double glazed main entrance door and having UPVC double glazed window to front, focal point rustic brick fireplace surround with raised hearth and recessed fireplace and wooden mantelpiece, ornamental ceiling beams, ceiling light point, radiator, T.V. aerial socket and a set of part glazed double doors opening to:

SPACIOUS LIVING ROOM

15' 2" x 11' 9" (4.62m x 3.58m) having focal point chimney breast with raised tiled hearth housing a wood burning stove and flue, a set of UPVC double glazed double French doors with matching side windows lead out to the rear garden, ceiling light point, radiator, T.V. aerial socket and a part glazed panelled door opens to the kitchen.

KITCHEN

12' 5" x 9' 2" (3.78m x 2.79m) having a range of matching modern wall and base level storage cupboards incorporating drawers, complementary work surfaces, part patterned ceramic splashback wall tiling, inset sink and drainer with mono tap, Rangemaster cooker (available under separate negotiation) with concealed extractor hood above, integral larder fridge and freezer, wine rack, two ceiling light points, tiled flooring, part glazed panelled door alongside a window leads to the utility room, radiator, a part obscure double glazed UPVC panelled door opens to outside and a further part glazed panelled door opens to the dining room.

DINING ROOM

12' 5" x 8' 9" (3.78m x 2.67m) having a UPVC double glazed window to front, ornamental wooden ceiling beams, ceiling light point, radiator, useful built-in under stairs storage cupboard and an opening leads to a staircase which ascends to first floor and a panelled door opens to:

GUESTS CLOAKROOM

having a modern white suite with chrome style fittings comprising dual flush close coupled W.C., wall mounted corner vanity wash hand basin with ceramic tiled splashback and ceiling light point.



FIRST FLOOR LANDING

having ceiling light point and panelled doors leading off to further accommodation.

MASTER BEDROOM

12' 5" x 11' 4" (3.78m x 3.45m) having UPVC double glazed window to front, ceiling light point, radiator and a range of modern light wooden fronted matching bedroom furniture incorporating double wardrobes with drawers below, matching bedside storage cabinet and box cupboards over a double bed recess, separate matching dressing table and a further set of double wardrobes. Panelled door to:

EN SUITE SHOWER ROOM

having a modern white suite with chrome style fittings comprising dual flush close coupled W.C., wash hand basin with vanity storage cabinet below and walk-in shower cubicle with glazed splash screen door and wall mounted shower unit, complementary part ceramic splashback wall tiling, radiator, ceiling light and an obscure UPVC double glazed window to side.



BEDROOM TWO

10' 9" x 9' 2" (3.28m x 2.79m) having a UPVC double glazed window overlooking the rear garden with countryside views beyond, ceiling light point, radiator and a range of matching modern fronted fitted bedroom furniture incorporating double wardrobes, bedside cabinet and box cupboards set over a double bed recess.

BEDROOM THREE

12' 2" x 8' 2" (3.71m x 2.49m) having UPVC double glazed window overlooking the rear garden and countryside views beyond, ceiling light point and radiator.

BEDROOM FOUR

12' 5" x 8' 8" (3.78m x 2.64m) having UPVC double glazed window to front, ceiling light point, radiator, built-in storage cupboard/wardrobe and airing cupboard.

BATHROOM

having a modern white suite with chrome style fittings comprising a dual flush close coupled W.C., pedestal wash hand basin, panelled bath with mono shower tap attachment and a separate corner shower cubicle with glazed splash screen and door and wall mounted shower unit, complementary part ceramic splashback wall tiling, radiator, ceiling light point and an obscure UPVC double glazed window to side.



OUTSIDE

The property sits back from Chapel Lane behind a gravelled frontage ideal for parking and there is a raised stone walled herbaceous and perennial flower bed and a centrally positioned open canopy porch with rustic brick base and glass inserts in a timber frame. To the left hand side is a further gravelled driveway with hedged perimeter which provides ample parking for numerous vehicles extending right up to the garage, with a paved courtyard area which extends across the rear of The Cottage providing additional parking if required. Beyond the patio seating area there is a lovely lawned garden with established perimeter hedging and fabulous countryside views across the rear.

DETACHED GARAGE

(not measured) approached via an up and over entrance door and having light and power points, useful overhead storage facility, UPVC double glazed window and part obscure double glazed UPVC panelled door leading to outside.

COUNCIL TAX

Band F.



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.