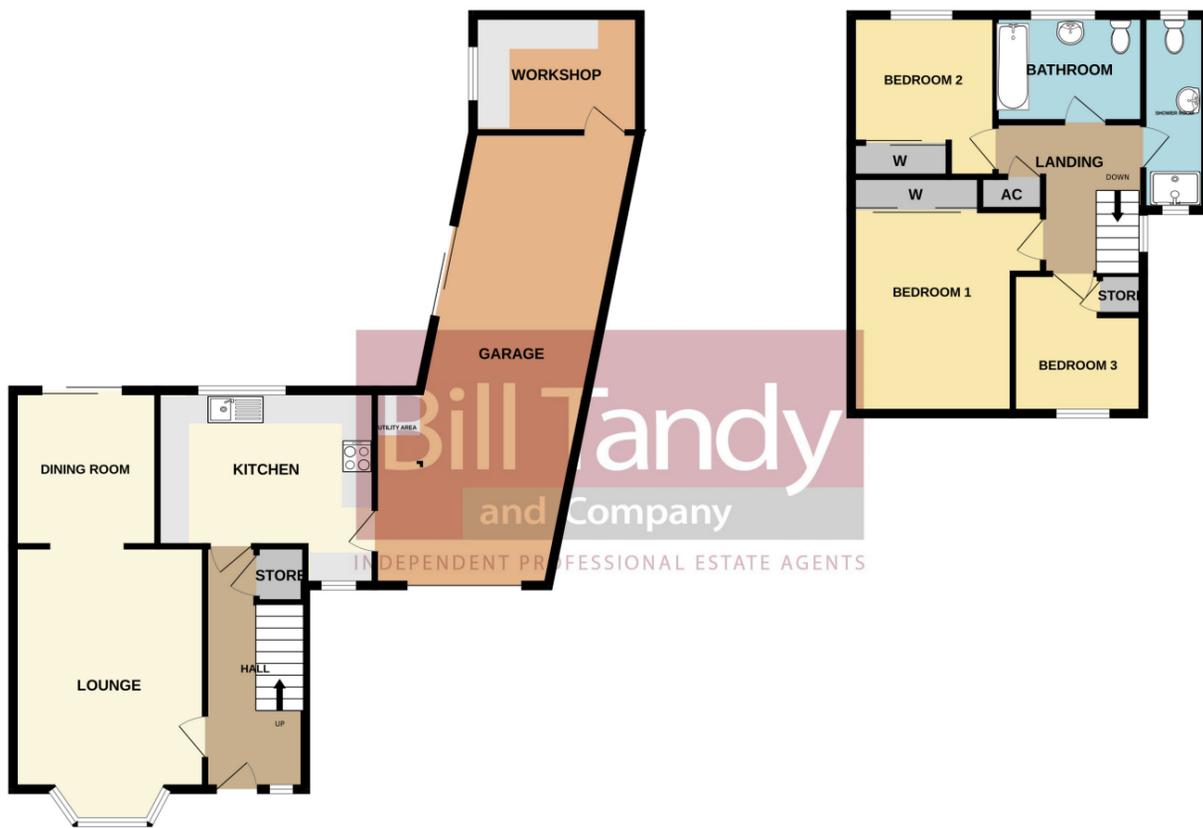




GROUND FLOOR

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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**27 Meadow View, Burntwood,  
Staffordshire, WS7 0HL**

**£349,000 Freehold  
OIRO - NO CHAIN**

Fabulous opportunity to acquire an extended, detached three-bedroom family home with the benefit of NO ONWARD CHAIN, occupying a prime position at the head of a quiet cul-de-sac. An internal inspection reveals a well-presented property throughout briefly comprising a welcoming entrance hall, spacious lounge, dining area, and fitted kitchen. To the first floor are three generously sized bedrooms, all benefitting from built-in storage, together with a family bathroom and separate family shower room. Externally, the property offers parking for multiple vehicles, an extended garage with workshop area, and a delightful rear garden — ideal for families and outdoor entertaining. Meadow View is perfectly situated to take full advantage of highly regarded local schools, lifestyle and shopping amenities available at Swan Island, and doctors' surgery within walking distance. For those who enjoy the outdoors, the property is just a stone's throw from the beautiful rural walks in and around Hammerwich.



#### **ENTRANCE HALL**

approached via a UPVC opaque double glazed front entrance door with matching UPVC opaque double glazed side panel and having two ceiling light points, smoke detector, stairs to first floor with under stairs cupboard, radiator and doors to further accommodation.

#### **LOUNGE**

4.50m (not including walk-in bay) x 3.50m (14' 9" not including walk-in bay x 11' 6") having a feature walk-in UPVC double glazed bay window to front, focal point fireplace with marble hearth and wooden mantel housing an inset gas real flame coal effect fire, two ceiling light points, three wall light points, two radiators and archway to:

#### **DINING AREA**

2.90m x 2.70m (9' 6" x 8' 10") having ceiling light point, radiator and UPVC double glazed sliding door out to the rear garden.

#### **KITCHEN**

4.10m x 2.80m (13' 5" x 9' 2") having contemporary wood effect flooring, painted traditional wooden kitchen units comprising base units with complementary roll top work surface, matching wall mounted units, traditional tiled splashback, one and a half bowl sink and drainer, four burner gas hob with overhead extractor and double oven and grill below, integrated fridge/freezer, space and plumbing for dishwasher, four ceiling light points, UPVC double glazed window to rear and UPVC opaque double glazed window to front, radiator and door to side.

#### **FIRST FLOOR LANDING**

having UPVC opaque double glazed window to side, ceiling light point, smoke detector, airing cupboard having water tank and linen shelving and loft access hatch with pulldown ladder leading to a part boarded loft with light. Doors lead off to further accommodation.

#### **BEDROOM ONE**

3.60m min (not including built-in wardrobes) x 3.00m (11' 10" min not including built-in wardrobes x 9' 10") having UPVC double glazed window to front, ceiling light point, radiator and built-in wardrobes with triple sliding doors.



#### **BEDROOM TWO**

3.20m max (including built-in wardrobes) x 2.90m (10' 6" max including built-in wardrobes x 9' 6") having UPVC double glazed window to rear, ceiling light point, radiator and built-in wardrobe with mirrored sliding double doors.

#### **BEDROOM THREE**

2.40m min (not including built-in storage) x 2.40m (7' 10" min not including built-in storage x 7' 10") having UPVC double glazed window to front, ceiling light point, radiator, built-in over stairs cupboard and built-in storage units to one wall.

#### **FAMILY BATHROOM**

2.50m x 1.80m (8' 2" x 5' 11") having tiling to floor and walls, suite comprising low level W.C., pedestal wash hand basin and panelled bath with gravity fed shower over, two ceiling light points, UPVC opaque double glazed window to rear, wall mounted shaver socket and heated towel rail.

#### **SEPARATE SHOWER ROOM**

3.50m x 1.10m (11' 6" x 3' 7") having comprehensive floor and wall tiling, suite comprising low level W.C., wall mounted wash hand basin with wooden storage cupboard below and walk-in double shower with electric shower fitment and glazed splash screen, two ceiling light points, UPVC double glazed windows to front and rear and heated towel rail.

#### **GARAGE**

8.80m x 2.50m (28' 10" x 8' 2") approached via an electric up



and over front entrance door and having UPVC double glazed sliding door to side, glazed wooden door leading to the workshop and courtesy door to kitchen. There are two fluorescent light strips, power points and a utility recessed area with workbench having space and plumbing beneath for washing machine and vent for tumble dryer. Door to:

#### **OUTSIDE**

The property is set back behind a block paved driveway providing parking for multiple vehicles leading to the garage and front door. There is a shaped lawned foregarden with block paved edging, bedding plant border and mature shrubbery border. To the rear is a fence enclosed garden having patio seating area with lawned garden beyond having deep bedding plant borders with mature shrubs.

#### **WORKSHOP**

2.50m x 2.10m (8' 2" x 6' 11") having a raised timber floor, timber work surfaces with storage cupboards beneath, matching wall mounted cupboards, UPVC double glazed window to side and ceiling light point.

#### **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

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.