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26 Elder Lane, Burntwood, Staffordshire, WS7 9BT

**Bill Tandy**  
and Company

INDEPENDENT PROFESSIONAL ESTATE AGENTS

## 26 Elder Lane, Burntwood, Staffordshire, WS7 9BT

# £325,000

Bill Tandy and Company are pleased to present this beautifully appointed and updated four bedroom semi detached family home set within a popular residential location opposite Burntwood Park. Being perfectly situated to take full advantage of the good local primary and secondary schools along with the all the lifestyle and shopping amenities available at Swan Island only a short walk away. Having been impeccably updated by the current vendors the well planned accommodation in brief boasts a welcoming entrance hall, guest cloakroom, lounge, re-fitted breakfast kitchen, utility room, UPVC double glazed dining conservatory and the ground floor double bedroom. While on the first floor you will find three further very good sized bedrooms and four piece family bathroom. Outside the property benefits from a block paved frontage providing ample parking for several vehicles with a side passage that leads to a delightful enclosed rear garden.



### RECEPTION HALL

this spacious and welcoming reception hallway is approached via an obscure double glazed UPVC entrance door flanked with matching side screen for additional natural light. There is coving to the ceiling, wood effect flooring, radiator and panelled doors lead off.

### GUESTS W.C.

having a modern white suite with chrome style fittings comprising dual flush close coupled W.C. and wall mounted vanity wash hand basin with ceramic tiled splashback, half height tiled walls, coving to ceiling, tiled flooring and obscure UPVC double glazed window to side.

### GROUND FLOOR BEDROOM FOUR

2.3m x 4.6m (7' 7" x 15' 1") being a conversion from the previous garage this well proportioned double bedroom comprises of UPVC double glazed window to the front looking at Burntwood park and radiator.

### FAMILY LOUNGE

19' 1" max x 12' (5.82m max x 3.66m) this well appointed reception room has a UPVC double glazed window to front, focal point wooden ornamental fireplace surround with mantelpiece on a raised marble effect hearth with matching insert housing a coal flame effect electric fire, coving to ceiling, two ceiling light points, radiator, T.V. aerial socket, open tread staircase ascending to first floor with wooden turned balustrade handrail and panelled door leads to:

### BREAKFAST KITCHEN

16' 9" x 8' 9" (5.11m x 2.67m) having a comprehensive range of modern hi-gloss matching wall and base units incorporating larder storage cabinets and complementary roll top work surfaces with built in breakfast bar and matching splashback, inset one and half bowl sink and drainer with chrome mono tap, built-in four ring gas hob with overhead extractor hood and matching double oven set below, integral dishwasher, recessed ceiling spotlighting, coving to ceiling, radiator, quality engineered wooden flooring, UPVC double glazed window alongside a part double glazed UPVC door to the conservatory and an additional internal door opens to:

### UTILITY ROOM

9' 1" x 6' 11" (2.77m x 2.11m) having a range of fitted matching wall units, complementary roll top work surfaces, plumbing and recess for automatic washing machine, space suitable for a tumble dryer, space for American style fridge/freezer, coving to ceiling, tiled flooring, radiator, UPVC double glazed



window alongside a double glazed UPVC door giving access to the rear garden.

### DINING CONSERVATORY

10' 1" x 7' 7" (3.07m x 2.31m) currently used as the dining room this UPVC double glazed conservatory has a sloping polycarbonate roof, radiator, wall light point, power points and double French doors out to the rear garden.

### FIRST FLOOR SPACIOUS LANDING

this spacious landing area is approached via the open tread staircase which ascends from the lounge with wooden turned balustrade handrail, loft access hatch with fitted loft ladder leading to a boarded loft with light point. There is coving to the ceiling, built-in airing cupboard housing the Worcester Bosch central heating combi boiler, radiator, UPVC double glazed window to side and wooden panelled doors lead off.

### BEDROOM ONE

13' 10" x 11' 4" (4.22m x 3.45m) having a UPVC double glazed window to front, range of modern fitted light wooden matching double wardrobes with fitted matching dressing table alongside, four wall light points, radiator and wood effect flooring.

### BEDROOM TWO

12' 1" x 8' 10" (3.68m x 2.69m) having a UPVC double glazed window overlooking the rear garden, coving to ceiling, radiator and built-in



### BEDROOM THREE

10' 7" x 7' 11" (3.23m x 2.41m) with UPVC double glazed window to front, coving to ceiling and radiator.

### FAMILY BATHROOM

8' 4" x 7' (2.54m x 2.13m) having a contemporary white suite with chrome style fittings comprising feature Jacuzzi panelled bath with shower mono tap attachment, wash hand basin with vanity surface to side and useful cupboard below incorporating a low level W.C., separate corner mounted shower cubicle with curved shower splash screen door and mains plumbed dual head shower fitting with rainfall effect, complementary half height ceramic wall tiling, two wall mounted chrome heated towel rail, extractor fan and obscure UPVC double glazed window to rear.

### OUTSIDE

The property sits back from the pavement behind a fully block paved frontage which provides adequate parking for a minimum of two vehicles. A block paved pathway extends alongside the property leading to the wooden entrance gate through to the rear garden and the main entrance door. Set to the rear is a delightful fence enclosed garden with block paved pathway, lawn, gravelled display border and gravelled seating area to the rear with wooden storage shed, and cold water garden tap.



### COUNCIL TAX BAND

BAND C

### FURTHER INFORMATION

Drainage & Water – connected

Electric and Gas – connected

Phone – connected

For broadband and mobile phone speeds and coverage, please refer to the website below: <https://checker.ofcom.org.uk/>

### TENURE

LOCATION

The Staffordshire town of Burntwood lies on the edge of Cannock Chase forest 'an area of outstanding natural beauty', boasts the smallest park in Britain and has links to the famous lexicographer Dr. Samuel Johnson who opened an academy in 1736 in the nearby Hamlet of Edial. Providing a perfect environment for growing families Burntwood offers local schooling, excellent leisure facilities at Burntwood Recreation Centre and nearby Chasewater Country park.



The historic city of Lichfield, with its three-spired medieval cathedral is approximately 4 miles away, which offers a more diverse range of shopping and leisure facilities with market square and Garrick Theatre and holds the renowned Arts Festival and Shakespeare in the Park each year. The towns of Stafford and Burton on Trent are also within easy reach with excellent commuter links, as is vibrant Birmingham with its cosmopolitan blend of culture and lively arts scene.

### 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.

GROUND FLOOR

1ST FLOOR



26 ELDER LANE, BURNTWOOD WS7 9BT

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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16 Cannock Road, WS7 0BJ  
 burntwood@billtandy.co.uk  
 Tel: 01543 670 055

www.billtandy.co.uk



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