



14 Dove Close, Burntwood, Staffordshire, WS7 9JL

Bill Tandy
and Company
INDEPENDENT PROFESSIONAL ESTATE AGENTS

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£370,000 OFFERS OVER

Bill Tandy and Company are pleased to present this extended and well proportioned four bedroom detached family home situated upon the highly regarded Church Farm development with fabulous views of local green to the front and offering the benefit of UPVC double glazing and gas fired central heating. Offering a wealth of accommodation which in brief comprises welcoming reception hall, guests cloakroom, spacious family lounge, extended dining/sitting room, extended family breakfast kitchen, four good sized first floor bedrooms and bathroom. Outside the property sits well back and is approached via a long driveway which provides ample parking, there is a single garage and delightful gardens to front and rear. An early internal viewing is strongly recommended to fully appreciate both the setting and extended of accommodation on offer within this superb family home.



RECEPTION HALL

this welcoming reception hall is approached via a part obscure glazed panelled entrance door and has carpeted flooring, matching carpeted easy tread staircase ascending to the first floor, dado rail and panelled doors leading off.

GUESTS CLOAKROOM

having a modern white suite with chrome style fittings comprising low level W.C. and wash hand basin with mono tap and vanity storage cupboard set below, full height ceramic wall tiling, wall mounted chrome heated towel rail and an obscure UPVC double glazed window to front.

FAMILY LOUNGE

18' 9" x 12' 10" (5.71m x 3.91m) having a UPVC double glazed bow window to front, focal point traditional style arched fireplace with ornamental fireplace surround with mantelpiece and raised hearth housing a coal effect flame gas fire, two ceiling light points, wall light points, dado rail, carpeted flooring, T.V. aerial socket and radiator.

DINING/SITTING ROOM

12' 10" x 9' 9" (3.91m x 2.97m) having a set of UPVC double glazed sliding patio doors leading out to the rear garden, ceiling light point, dado rail, carpeted flooring, radiator and an open arched doorway to:

EXTENDED FAMILY BREAKFAST KITCHEN

12' 11" x 10' 10" (3.94m x 3.30m) the stand-out feature to the ground floor accommodation this fabulous extended family breakfast kitchen offers a comprehensive range of modern fronted matching wall and base level storage cupboards incorporating pan drawers and internally lit display cabinets, complementary work surfaces, part splashback wall tiling, inset stainless steel sink and drainer with chrome style mono tap, built-in four ring halogen hob with stainless steel wall splashback and matching extractor hood, centrally positioned matching breakfast island providing seating for two people with additional storage drawers and matching work surface, separate eye-level stainless steel fronted double oven, space for large fridge/freezer, plumbing for integral washing machine, wooden style flooring providing space for a breakfast/dining table, radiator, useful built-in pantry storage cupboard, two UPVC double glazed windows to side and a set of double glazed sliding patio doors open to the rear garden.

FIRST FLOOR LANDING

having loft access hatch, ceiling light point, dado rail and panelled doors lead off to further accommodation.



MASTER BEDROOM

12' 10" x 10' 10" (3.91m x 3.30m) having a UPVC double glazed window to front with views towards local green within Dove Close, built-in double wardrobe, coving to ceiling, ceiling light point, carpeted flooring and radiator.

BEDROOM TWO

8' 5" x 7' 3" (2.57m x 2.21m) having a UPVC double glazed window overlooking the rear garden, a range of fitted single and double wardrobes with useful overhead storage cupboards and recess for a double bed, carpeted flooring and radiator.

BEDROOM THREE

10' 10" x 8' 0" (3.30m x 2.44m) having a UPVC double glazed window to front, built-in double wardrobe with sliding mirrored door, carpeted flooring and radiator.

BEDROOM FOUR

7' 6" x 6' 9" (2.29m x 2.06m) having a UPVC double glazed window overlooking the rear garden, coving to ceiling, carpeted flooring and radiator.

BATHROOM

8' 5" x 5' 9" (2.57m x 1.75m) having a modern white suite with chrome style fittings comprising wash hand basin with mono tap with vanity surfaces to side and storage cupboard set below, dual flush close coupled W.C. and panelled Jacuzzi bath with mono shower tap attachment and wall mounted shower unit with fitted shower splash screen, complementary full height wall tiling, extractor fan, wall mounted heated towel rail and obscure UPVC double glazed window to rear.



OUTSIDE

Occupying a pleasant crescent position with green space opposite, the property sits well back from the pavement and is approached via a long block paved driveway which provides ample parking for three/four vehicles, and there is a lawned foregarden with herbaceous flower and shrub display bed and perennial planting to the borders. There is a wall mounted courtesy light to the main entrance door and a wooden gate opens to a passageway into the rear garden. To the rear lies a fully fence enclosed garden with a deep paved patio seating area, lawn, ornamental garden pond and stepping stones leading to a useful garden storage shed. There are a wide variety of herbaceous flower and shrub display borders and display beds.

GARAGE

16' 7" x 8' 0" (5.05m x 2.44m) approached via a vehicular up and over entrance door and having light and power points.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		79
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

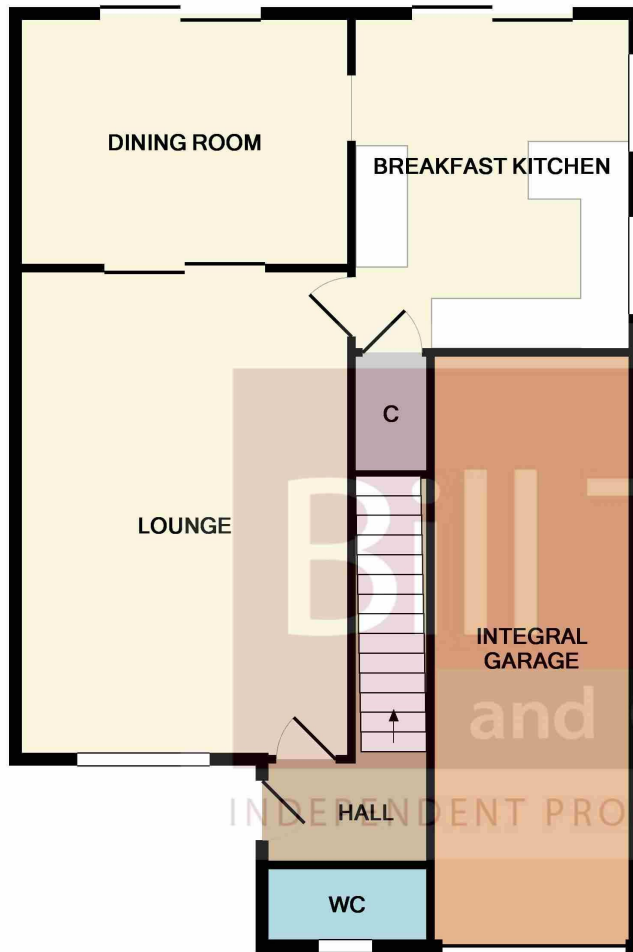
TENURE

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.

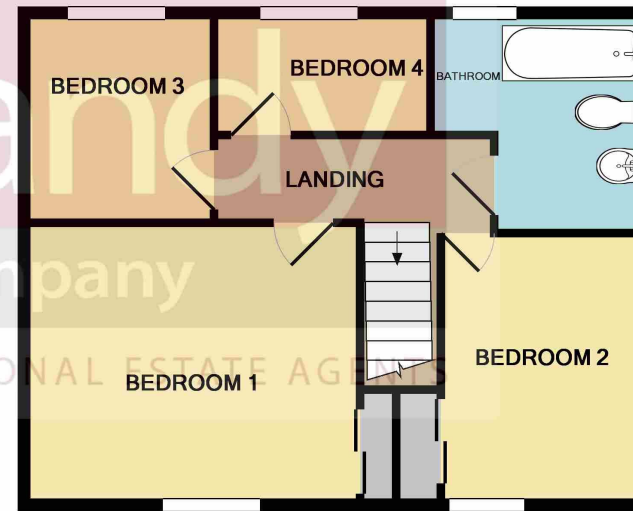
VIEWING

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 floor plan 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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