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11 Macadam Close, Burntwood, Staffordshire, WS7 9LJ

Bill Tandy
and Company
INDEPENDENT PROFESSIONAL ESTATE AGENTS

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£480,000

Bill Tandy and Company, Burntwood, are pleased to present this well presented and extended four bedroom detached family home situated on the popular Hunslet development and offering UPVC double glazing and gas fired central heating. In brief the well planned extended accommodation comprises welcoming hallway, well appointed family living room, 'L' shaped open plan living kitchen dining area, separate utility room with guest w/c, ground floor office, first floor master bedroom with en suite shower room, three further good sized bedrooms and spacious bathroom. The property offers a double width driveway providing ample parking and delightful gardens to front and rear. An early internal viewing comes strongly recommended to fully appreciate both setting and accommodation on offer.



ENTRANCE HALLWAY

approached via a UPVC opaque double glazed composite front entrance door with opaque glazed side panel and having solid oak floor, stairs to first floor, under stairs storage cupboard, radiator and decorative oak doors to further accommodation.

FAMILY LIVING ROOM

4.90m max into walk-in bay x 4.00m (16' 1" max into walk-in bay x 13' 1") having feature walk-in UPVC double glazed bay window to front, focal point media wall having low level high gloss storage with marble work surface, modern inset log electric fire with recess and fittings for T.V. and sound bar above, two ceiling light points, two wall light points, solid oak floor and oak double doors with glazed inserts opening to:

'L' SHAPED OPEN PLAN LIVING/DINING KITCHEN

8.80m max x 6.70m mad (28' 10" mad x 22' 0" max) the Kitchen Area has a feature central island with Shaker style base units having built-in dishwasher and deep drawers, inset Zanussi induction hob and one and a half bowl ceramic sink and drainer with mono mixer tap with instant boiling water feature, further modern Shaker style units, eye-level double oven and built-in microwave, space and plumbing for American style fridge/freezer, white quartz work surfaces, bi-fold doors opening out to the rear garden, oak door to utility and UPVC opaque double glazed door to side, modern wood effect flooring, recessed downlights, two modern vertical radiators. The Dining Area has a continuation of the wood effect flooring, ceiling light point, feature wood panelling to one wall, opening through to a pitched roof extension with UPVC double glazing to rear and side, UPVC double glazed door to side, a continuation of the wood effect flooring, modern vertical radiator and ceiling light point.



UTILITY/W.C.

2.50m x 2.30m (8' 2" x 7' 7") having a continuation of the wood effect flooring, matching Shaker style base and wall mounted units to those in the kitchen to one wall, pre-formed work surface with inset sink and drainer with mixer tap, space and plumbing for stacked washing machine and tumble dryer, UPVC opaque double glazed window to side, ceiling light point, pedestal wash hand basin and low flush W.C.

OFFICE

2.40m x 1.90m (7' 10" x 6' 3") having UPVC double glazed window to front, ceiling light point, radiator and meter cupboard.

FIRST FLOOR LANDING

having ceiling light point and loft access hatch with pulldown ladder leading to partly boarded loft space with light. Doors lead off to further accommodation.

MASTER BEDROOM

13' 5" x 12' 4" max (9'4" min) (4.09m x 3.76m max 2.84m min) having UPVC double glazed window to front, ceiling light point, radiator, built-in double wardrobe with sliding mirror fronted doors and an additional panelled door opens 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 mono tap and high gloss white fronted vanity drawers set below and corner shower cubicle with curved shower splash screen and door and mains plumbed dual head shower with rainfall effect, complementary full height wall tiling, radiator and obscure UPVC double glazed window to front.

BEDROOM TWO

13' 4" x 7' 8" (4.06m x 2.34m) having UPVC double glazed window to front, ceiling light point, wooden style laminate flooring and radiator.

BEDROOM THREE

12' 5" max (9'9" min) x 9' 0" (3.78m max 2.97m min x 2.74m) having UPVC double glazed window overlooking the rear garden, ceiling light point, built-in wardrobe and radiator.

BEDROOM FOUR

8' 9" x 6' 8" (2.67m x 2.03m) having UPVC double glazed window overlooking the rear garden, ceiling light point, built-in wardrobe and radiator.



SPACIOUS BATHROOM

8' 9" x 7' 11" (2.67m x 2.41m) having a modern white suite with chrome style fittings comprising dual flush close coupled W.C., pedestal wash hand basin with mono tap and panelled bath with wall mounted shower unit and fitted shower splash screen, complementary wall tiling, co-ordinated tiled flooring, heated towel rail, built-in airing cupboard and an obscure UPVC double glazed window to side.

OUTSIDE

The property has a double width tarmac driveway providing parking for approximately two vehicles, and there is a lawned foregarden with herbaceous flower and shrub borders, there is a wall mounted courtesy lamp next to the main entrance door and a side entrance gate and passageway leads to the rear garden. To the rear is a delightful fence enclosed garden offering a good degree of privacy and a southerly aspect having a paved patio seating area, garden walling and steps leading up to a lawned garden beyond and a wall mounted security light to the rear of the property.



COUNCIL TAX

Band E.

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

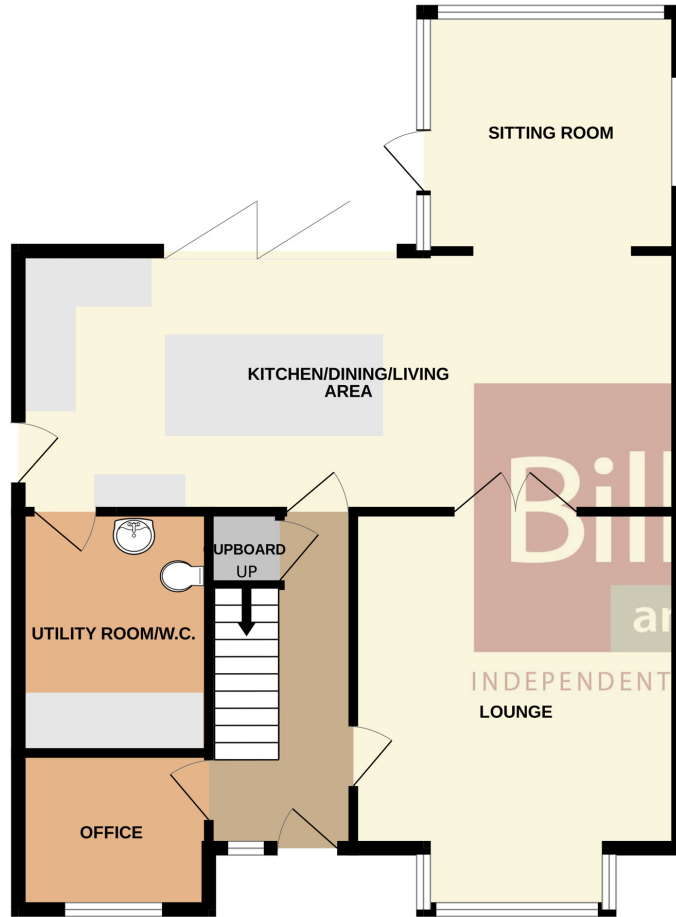
Our client advises us that the property is Freehold. Should you proceed with the purchase of the property these details must be verified by your solicitor.

VIEWING

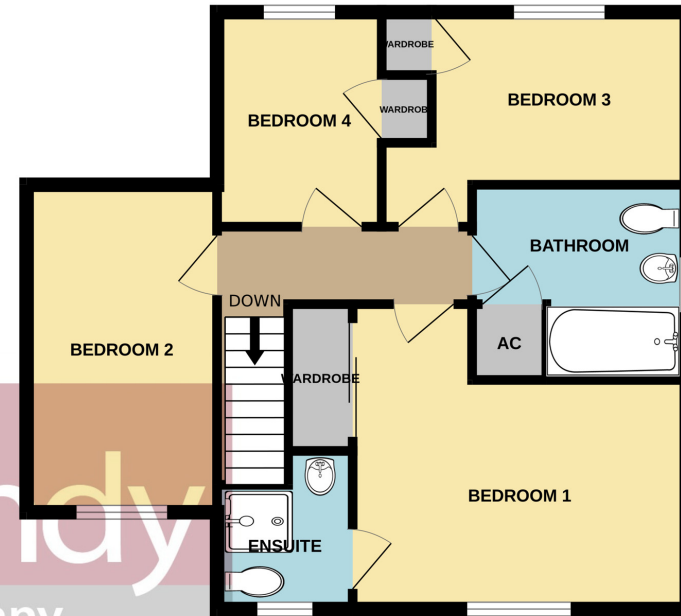
By arrangement with the Selling Agents, Bill Tandy and Company, 3 Bore Street, Lichfield, Staffordshire, WS13 6LJ on 01543 419400 or lichfield@billtandy.co.uk

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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