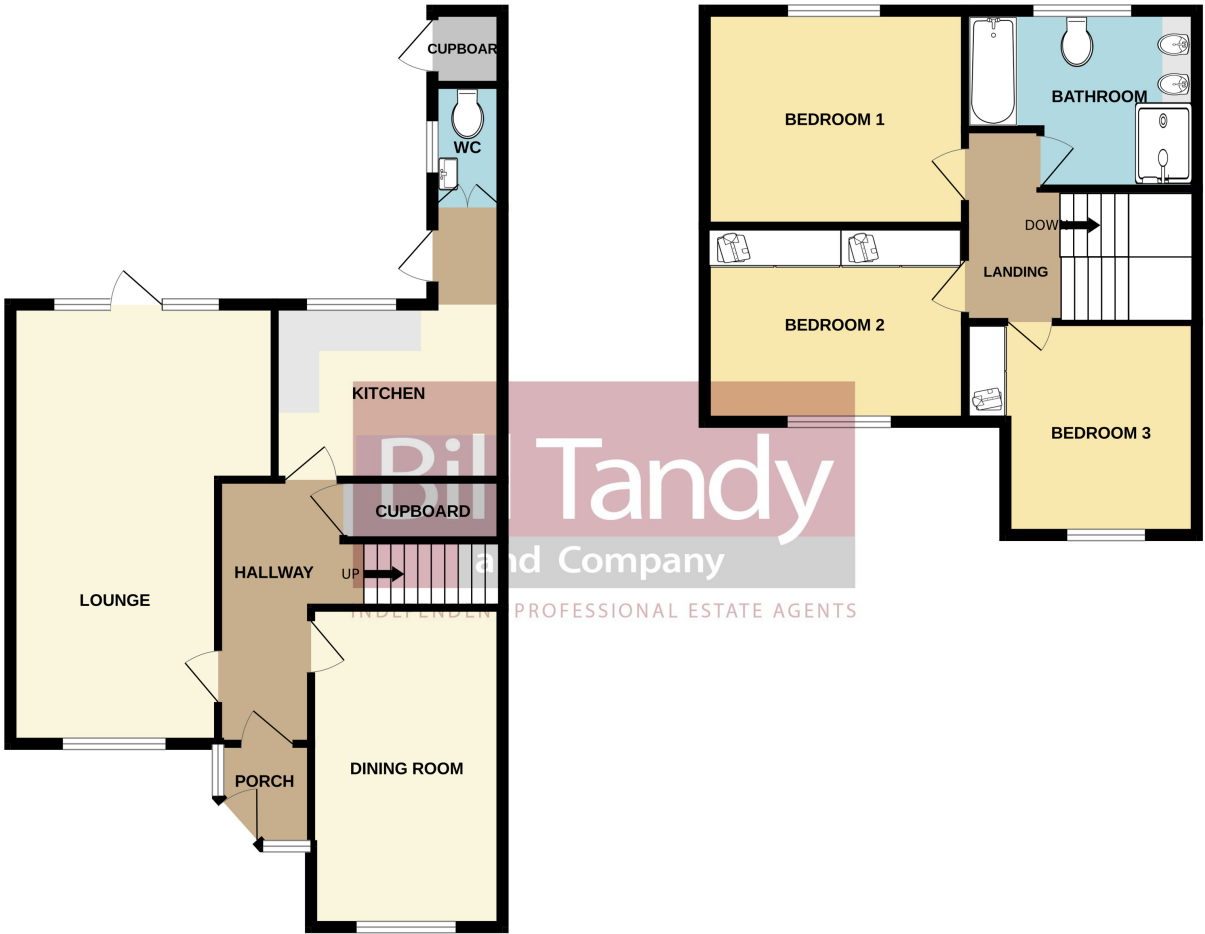




GROUND FLOOR

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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13 Hill Lane, Burntwood,  
Staffordshire, WS7 1LS

£325,000 Freehold  
Offers in Region of

Bill Tandy and Company, Burntwood, are pleased to present this beautifully appointed and deceptively spacious three bedroom semi detached family home occupying a delightful position within a popular residential location. Hill lane allows easy access to good local amenities only a short walk away on the nearby High Street and excellent access to highly regarded local schools. Offering both UPVC double glazing and gas fired central heating the well planned accommodation in brief comprises enclosed porch, spacious through hallway, generously sized through living room, separate dining room, superb modern kitchen, rear lobby, guests W.C., three good sized first floor double bedrooms and modern family bathroom. There is a block paved driveway and additional slate chipping covered area providing ample parking for numerous vehicles and a fabulous enclosed garden to the rear. An early internal viewing comes strongly recommended to fully appreciate the overall presentation this spacious family home has to offer.



**ENCLOSED ENTRANCE PORCH**  
approached via a UPVC double glazed entrance door with matching side windows to either side with modern wood effect flooring, ceiling light point and a composite UPVC double glazed front entrance door opens to:

**WELCOMING THROUGH ENTRANCE HALLWAY**  
having ceiling light point, wooden effect flooring, carpeted easy tread staircase which ascends to the first floor, radiator, useful built-in cloaks storage cupboard and doors lead off to further accommodation.

**THROUGH LIVING ROOM**  
21' 9" x 12' 3" max (10'7" min) (6.63m x 3.73m max 3.23m min)  
Flooded with natural light having a fantastic duel aspect due to the UPVC double glazed window to front and twin UPVC double gazed windows either side of the rear UPCV double glazed door taking you out onto the decking in the rear garden, still having two ceiling light points, wall light points, radiator, T.V. aerial socket.

**DINING/SITTING ROOM**  
2.2m x 4.4m (7' 3" x 14' 5") having UPVC double glazed window to front, central ceiling light point, wooden effect flooring and radiator. The current owners have discreetly built in high level cupboards to enclose the incoming gas and electricity meters.

**MODERN FITTED KITCHEN**  
12' 2" x 9' 7" (3.71m x 2.92m) having a range of modern high gloss white fronted matching wall and base level storage cupboards incorporating deep pan drawers, complementary work surfaces with matching upturn splashbacks, inset stainless steel sink and drainer with chrome style mono tap, built-in four ring stainless steel gas hob with wall splashback and overhead extractor hood and oven below, integrated fridge/freezer, washer/dryer and slimline dishwasher. Also having a continuation of the wood effect flooring, ceiling light point, radiator, UPVC double glazed window overlooking the rear garden, open doorway to the rear lobby where a UPVC double glazed door opens to the rear garden and a further door to:



**GUESTS W.C.**  
having a low level W.C., contemporary wall mounted wash hand basin with hi-gloss storage cupboard below, stylish floor to ceiling Aqua boards to all walls, ceiling light point and an obscure UPVC double glazed window to side.

**GENEROUSLY SIZED FIRST FLOOR LANDING**  
having loft access hatch which we are informed is part boarded with light and pull down ladders for access, ceiling light point, radiator and panelled doors lead off to further accommodation.

**BEDROOM ONE**  
12' 4" x 9' 9" (3.76m x 2.97m) having UPVC double glazed window overlooking the rear garden, ceiling light point and radiator.

**BEDROOM TWO**  
11' 8" x 10' 8" (3.56m x 3.25m) having built in wardrobes to one wall with mirrored sliding door access, UPVC double glazed window to front, ceiling light point and radiator.

**BEDROOM THREE**  
11' 2" max (6'4" min) x 10' 2" max (7'4" min) (3.40m max 1.93m min x 3.10m max 2.24m min) having UPVC double glazed window to front, ceiling light point, radiator and built-in double wardrobe with sliding doors.



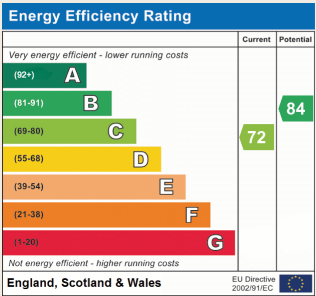
**BATHROOM**  
10' 7" x 9' 7" max (6'2" min) (3.23m x 2.92m max 1.88m min) having a contemporary white suite with chrome style fitments comprising dual flush close coupled W.C., twin wash hand basins with mono taps and high gloss white fronted storage cupboards set below and wall mounted units with vanity mirror, shaped panelled bath with mono tap, separate walk-in double shower cubicle with glazed splash screen door and mains plumbed shower unit, complementary part ceramic splashback wall tiling, chrome heated towel, wood effect flooring, recessed LED downlights and an obscure UPVC double glazed window to rear.

**OUTSIDE**  
The property sits back from the footpath and is approached via a block paved driveway extending over to a slate chipping frontage which provides overall parking for three/four vehicles and there are established herbaceous flower and shrub display borders and boundary fencing to one side. A side gate gives access to the rear garden. Located to the rear is a fabulous fence enclosed garden having two separate wooden decked seating areas, shaped lawn, raised herbaceous flower and shrub display borders, useful brick built garden store and garden area to one side of the property with a useful paved hardstanding suitable for a good size garden shed.



**COUNCIL TAX BAND**  
BAND C

**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, 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.