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4 Elder Lane, Burntwood, Staffordshire, WS7 9BT

**Bill Tandy**  
and Company

INDEPENDENT PROFESSIONAL ESTATE AGENTS

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

# £280,000

Bill Tandy and Company, Burntwood, are delighted to be offering to the market this fabulous opportunity to secure a good sized family home in an excellent location. Situated directly opposite Burntwood Park, Elder Lane boasts easy access to fantastic local amenities within walking distance at nearby Swan Island, as well as being within easy access of several popular highly regarded schools. The fantastic location of this property is one of the unique aspects that makes it so attractive to the market. The property itself has been well kept by the current owner and has versatile and spacious accommodation which briefly comprises entrance porch, through hall, fitted breakfast kitchen, office, lounge, dining room/bedroom four, three good sized first floor bedrooms and a spacious family bathroom. There is a good sized fence enclosed garden to the rear and block paved driveway for several cars to the front. An early viewing is considered essential to fully appreciate the accommodation on offer.



### ENTRANCE PORCH

approached via a UPVC double glazed entrance door and having UPVC double glazed side panels, wall light point, tile effect flooring and UPVC opaque double glazed front entrance door with matching UPVC double glazed side panel opens to:

### RECEPTION HALL

having ceiling light point, two wall light points, radiator, stairs to first floor, doors to further accommodation and under stairs storage cupboard.

### 'L' SHAPED FITTED BREAKFAST KITCHEN

5.00m max x 3.50m max (2.20m min) (16' 5" max x 11' 6" max 7'3" min) having large UPVC double glazed window to rear, UPVC opaque double glazed door to side access, range of modern fitted wood effect base and wall mounted units, complementary roll top work surfaces, brick tile splashbacks, inset one and a half bowl sink and drainer, gas hob with overhead extractor and oven below, space and plumbing for washing machine, dishwasher and free-standing fridge/freezer, breakfast bar, tiled flooring, cupboard housing the boiler, recessed LED downlights, decorative hanging lights over the breakfast bar, radiator and bi-fold door to:

### OFFICE

2.40m x 2.20m (7' 10" x 7' 3") having wood effect flooring, UPVC double glazed bow window to front, radiator, ceiling light point and work surface to one wall.



### LOUNGE

4.50m x 4.00m (14' 9" x 13' 1") having focal point feature fireplace with marble effect hearth and surround with wooden mantel above and housing a coal effect gas real flame inset fire, dado rail, UPVC double glazed window to rear, radiator, ceiling light point and wooden double doors with opaque glazing opening to:

### DINING ROOM/BEDROOM FOUR

3.00m x 3.00m (9' 10" x 9' 10") having wood effect flooring, dado rail, ceiling light point, radiator and UPVC double glazed bow window to front.

### FIRST FLOOR LANDING

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

### BEDROOM ONE

4.30m x 3.00m (14' 1" x 9' 10") having wood effect flooring, ceiling light point, radiator and UPVC double glazed dormer window overlooking Burntwood Park.





### BEDROOM TWO

4.00m x 2.40m (13' 1" x 7' 10") having vinyl wood effect flooring, ceiling light point, radiator and UPVC dormer window overlooking the rear garden.

### BEDROOM THREE

3.50m x 3.20m (11' 6" x 10' 6") having wood effect flooring, ceiling light point, radiator and UPVC double glazed dormer window to front overlooking Burntwood Park.

### FAMILY BATHROOM

3.40m max (2.10m min) x 3.30m (11' 2" max x 10' 10") having tile effect flooring, aqua boarding to walls, suite comprising corner enclosed shower unit with glazed sliding door entrance, low level W.C., modern vanity wash hand basin with high gloss storage cupboards below and wall mounted mirror and panelled bath, airing cupboard housing tank and linen shelving, two ceiling light points, one wall light point, heated towel rail and UPVC opaque double glazed window to rear.



### OUTSIDE

The property is set back from the road behind a block paved driveway suitable for at least three vehicles,. A gated side access leads to the rear. To the rear is a fence enclosed rear garden which has been lovingly cared for and is mainly laid to lawn having a paved patio seating area with half height brick built raised bed and brick built barbecue. There is a pebble path leading down the side of the garden to a further block paved seating area and block paved hardstanding for good sized shed, bedding plant borders to all sides with well cared for mature shrubs and plants.

### COUNCIL TAX

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

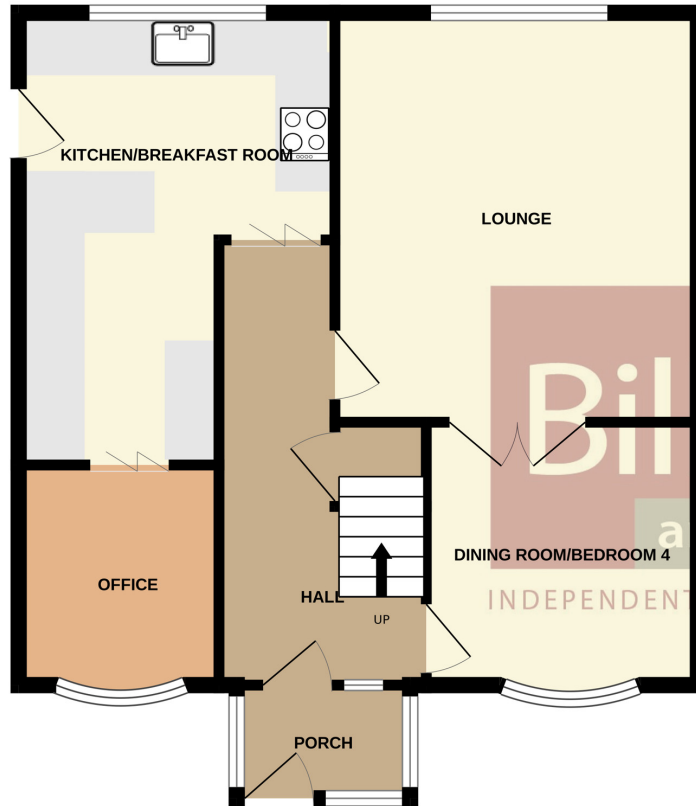
Our client advises us that the property is Freehold. Should you proceed with the purchase of the property these details must be verified by your solicitor.

### VIEWING

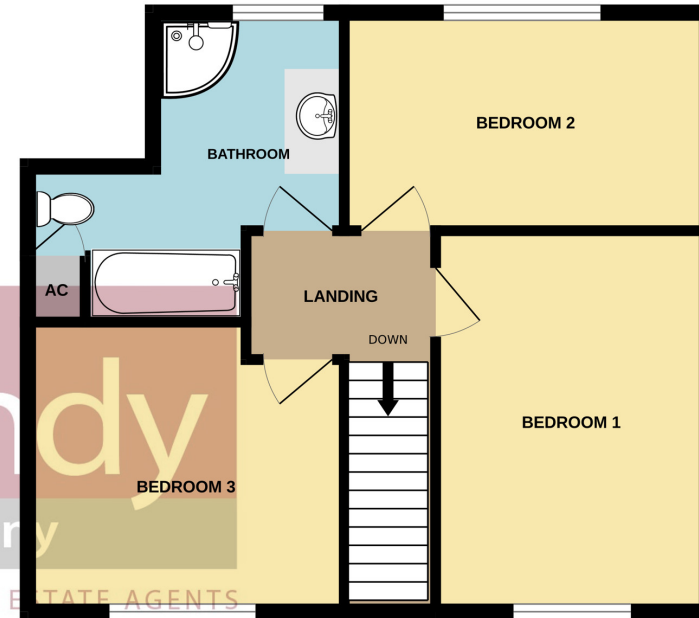
By arrangement with the Selling Agents, Bill Tandy and Company, 16 Cannock Road, Burntwood, Staffordshire, WS7 0BJ on 01543 670 055 or [burntwood@billtandy.co.uk](mailto:burntwood@billtandy.co.uk)

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.

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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