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34 Ashmead Road, Burntwood, Staffordshire, WS7 2EF

**Bill Tandy**  
and Company  
INDEPENDENT PROFESSIONAL ESTATE AGENTS



**34 Ashmead Road, Burntwood,  
Staffordshire, WS7 2EF**

**£279,000 NO CHAIN**

Bill Tandy & Company, Burntwood, are pleased to present this delightful well presented two bedroom split level bungalow. Having the full benefit of both UPVC double glazing and gas central heating a stand out feature is the lovely enclosed garden to rear with raised terrace and low-maintenance gardens also incorporating an alfresco bar and grill area. The accommodation offers a welcoming entrance hall opening into a generous living room with French Doors to the rear terrace. The kitchen leads to a separate dining room with utility area leading off. An inner split level hall gives access to two lower level double bedrooms and a modern shower room, whilst an upper landing leads to a useful additional attic room. The bungalow has full triple width parking to the front. An early internal viewing is strongly recommended to fully appreciate this superb individual bungalow.



#### **ENTRANCE HALL**

Approached via a part obscured double glazed entrance door, wooden styled flooring, coved ceiling with inset ceiling spotlighting, radiator, useful built in cloaks storage cupboard and double opening part glazed doors open through to the living room.

#### **LIVING ROOM**

16' 5" x 17' 9" (5.00m x 5.41m) Having a UPVC double glazed bow window to the front aspect, focal point ornamental fireplace surround with raised hearth and insert housing a flame effect gas fire. Central ornamental ceiling rose, additional wall light points, radiator, TV areal socket, carpet flooring, double opening UPVC double glazed French door open to the rear terrace and panel door allow access to both the inner hall and kitchen.

#### **KITCHEN**

12' 0" x 7' 5" (3.66m x 2.26m) Having a range of matching light wooden styled wall and base level storage units incorporating display cabinets, corner shelving, drawers, complementary work surfaces, part ceramic wall tiling and an inset sink and drainer with mono tap with fitted pelmet with spotlights above. Built in four ring gas hob with concealed extractor hood, oven set below. Wooden styled flooring, UPVC double glazed window to the front and a panel doors opens to the dining room

#### **DINING ROOM**

12' 0" x 7' 7" (3.66m x 2.31m) Having a UPVC double glazed window to the front aspect, coved ceiling and central ceiling rose, range of matching light wooden fronted styled base level storage units with additional display cabinets and drawers. Wooden effect flooring, three separate built in stage cupboards, a secondary UPVC double glazed window and part obscured double glazed UPVC door gives access to the utility area.



#### **UTILITY AREA**

Having a sloping polycarbonate roof, plumbing for a washing machine, space for a fridge and freezer, wooden door to the fore and an additional part obscured glazed UPVC door giving access to the rear garden.

#### **INNER SPLIT-LEVEL HALL**

With ceiling light point, carpet flooring, short staircase to lower level with doors leading to both double bedrooms and bathroom. An upper level landing area with doors leading to a useful attic room and separate roof eaves store space. UPVC double glazed window to the side aspect.

#### **BEDROOM ONE**

11' 6" x 11' 3" (3.51m x 3.43m) UPVC double glazed window overlooking the rear garden, range of matching light wooden fronted fitted wardrobes, box cupboards over double bed recess, additional drawers and corner shelving, carpet flooring, ceiling light point and radiator.

#### **BEDROOM TWO**

11' 6" x 9' 2" (3.51m x 2.79m) UPVC double glazed window overlooking the rear garden, ceiling light point, carpet flooring and radiator.



### SHOWER ROOM

6' 1" x 5' 9" (1.85m x 1.75m) A modern white suite with chrome styled fittings incorporating a dual flush WC, wash hand basin set with surfaces to side and modern light wooden styled vanity storage cupboards set below, walk in shower cubicle with fitted splash door, wall mounted shower unit, part wall splash backs, ceiling light point, radiator and an obscured UPVC double glazed window to the side.

### OUTSIDE

The bungalow sits from the pavement behind a fully tarmac triple width driveway providing ample parking, ornamental walling from neighbouring property. To the rear and been a stand out feature to this property is the fabulous fence enclosed rear garden incorporating a raised paved terrace opening through to an additional seating area and decking linking to the French door of the bungalow. There is a lovely alfresco covered bar & grill with food prep area and storage units. In addition set to one side there is a useful storage shed. Steps from the terrace lead down to a low-maintenance Asto turfed garden with additional seating area and well stocked display planted borders, and



enclosed store is approached via a courtesy door which is set below the terrace.



WS7 0BJ on 01543 670 055 or [burntwood@billtandy.co.uk](mailto:burntwood@billtandy.co.uk)

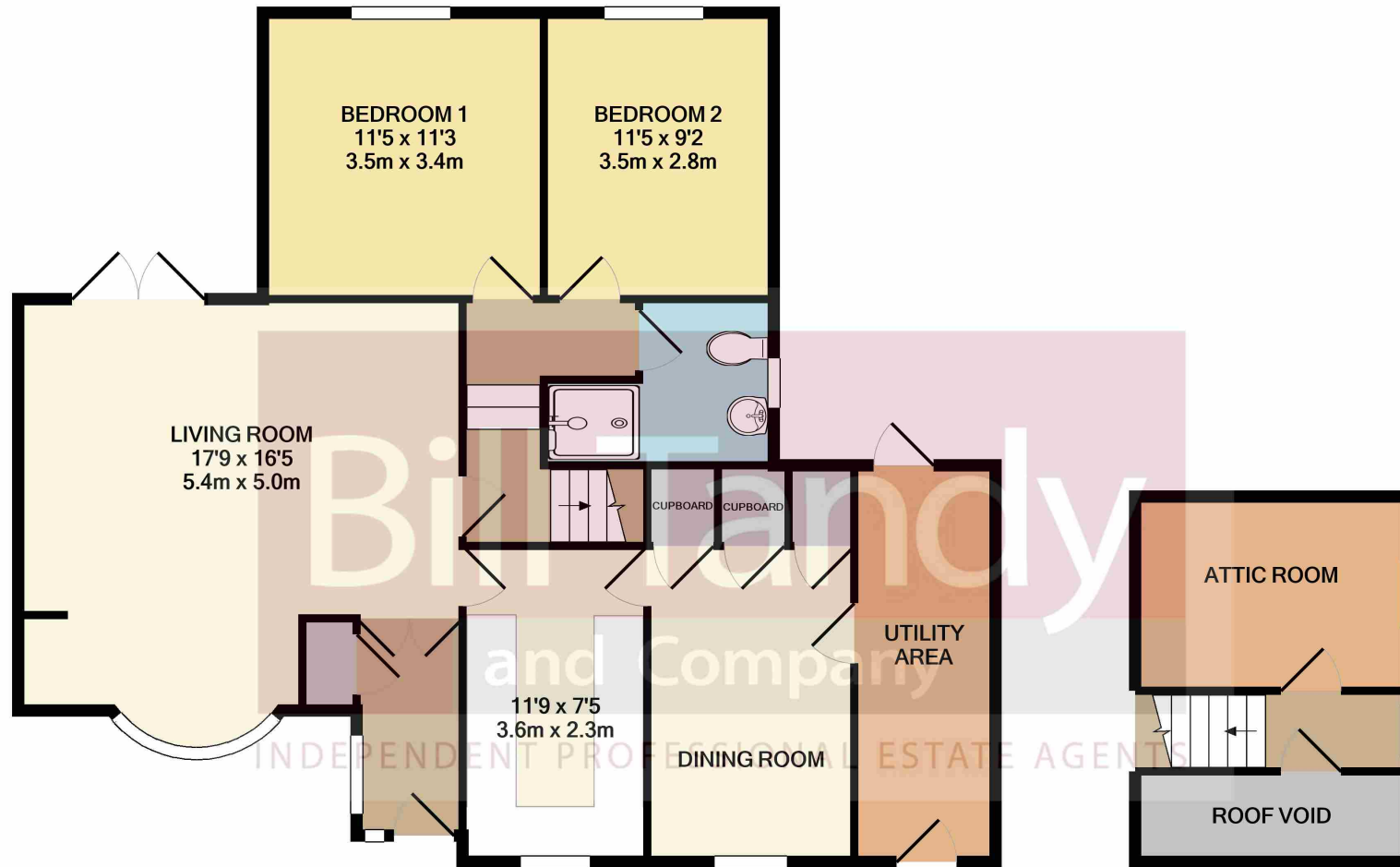
Whilst we endeavour to make our sales details accurate, if there is any point which is of importance to you, please contact the office, particularly if travelling some distance to view the property. Likewise the mention of any appliance and/or services does not imply that they are in full and efficient working order.

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>	69	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

### VIEWING

By arrangement with the Selling Agents, Bill Tandy and Company, 16 Cannock Road, Burntwood, Staffordshire,



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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