



1 Brazier Close, Burntwood, Staffordshire, WS7 3QT

Bill Tandy
and Company
INDEPENDENT PROFESSIONAL ESTATE AGENTS

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£314,999

Bill Tandy & Co, Burntwood, are delighted to be offering to the market this stunning three bedroom semi detached family home. Having been beautifully updated by its current owners who have added some wonderful additional internal features such as Bluetooth speakers, mirrored radiators and hidden storage compartments, along with landscaping the outside areas, this property should suit a range of potential purchasers. Conveniently located on this most sought after of residential developments within only a short walk from local supermarkets and other amenities at Sankey's Corner, this property also benefits from good local school and has easy access to the M6 Toll and the further commuter network. An early viewing of this property is considered essential to fully appreciate the quality of accommodation on offer.



ENTRANCE HALL

Enter via a opaque UPVC double glazed composite front entrance door and having stone tile effect flooring, vertical mirrored radiators, decorative LED ceiling light point, smoke detector, staircase with hidden lift away storage to first floor and doors to:

GUESTS CLOAKROOM

having wooden effect flooring, half height tiled walls, decorative ceiling light point, extractor fan, chrome heated towel rail, pedestal wash hand basin and W.C.

LOUNGE

4.90m x 3.10m (16' 1" x 10' 2") having two UPVC double glazed windows to front, further UPVC double glazed window to side, decorative ceiling light point, two modern flat panel radiators and feature media wall with built in modern electric flame effect fire.

KITCHEN DINER

Dining Area 3.90m x 2.50m (12' 10" x 8' 2") having stylish hanging light points, stone tile effect flooring, two UPVC double glazed windows to front and UPVC double glazed double French doors with double glazed side panels to the rear garden. Opening to the Kitchen Area 4.00m x 2.20m (13' 1" x 7' 3") having pre-formed wood effect work surfaces with white high gloss base cupboards below, matching wall mounted cupboards, inset sink and drainer with flexible swan neck rinser tap, UPVC double glazed window overlooking the rear garden, brick tiled splashbacks, inset oven with gas hob and overhead extractor fan, integrated appliances including washing machine, dishwasher and fridge/freezer, corner cupboard housing the Ideal combination boiler, vertical mirrored radiator, ceiling light point and under stairs cupboard with space for tumble dryer and additional storage.

FIRST FLOOR LANDING

with half height wooden panelling, vertical mirrored radiator, decorative LED ceiling light point, smoke detector and doors to further accommodation.



BEDROOM ONE

4.20m max into wardrobes (3.00 min) x 3.80m max (2.90m min) (13' 9" max 9'10" min x 12' 6" max 9'6" min) having two UPVC double glazed windows to front and further UPVC double glazed window to side, three decorative ceiling light points, built-in wardrobes with mirrored sliding doors, radiator and door to:

EN SUITE SHOWER ROOM

having tiled flooring, half height tiled walls, double fully tiled walk-in shower with glazed bi-fold doors and electric shower appliance, white pedestal wash hand basin, low level W.C., chrome heated towel rail, shaver socket, Bluetooth speakers built into the ceiling, ceiling light point, extractor fan and opaque UPVC double glazed window to side.

BEDROOM TWO

3.10m min x 2.60m min (10' 2" min x 8' 6" min) having two UPVC double glazed windows to front and further UPVC double glazed window to side, ceiling light point, built-in wardrobes with sliding mirrored doors and additional over stairs storage cupboard.

BEDROOM THREE

2.20m x 2.00m (7' 3" x 6' 7") currently used as an office having UPVC double glazed window to side, ceiling light point and radiator.



FAMILY BATHROOM

having porcelain tiled floor, half height tiling to walls, white suite comprising panelled bath, pedestal wash hand basin and low level W.C., chrome heated towel rail, opaque UPVC double glazed window to side, Bluetooth speakers built into the ceiling, ceiling light point and extractor fan.

OUTSIDE

The property is set back behind a small frontage which has been landscaped for low maintenance and has raised beds created with railway sleepers and decorative pillar lighting spaced along the boundary. To the side there is a double length driveway before the detached single garage. The rear garden is a well thought out space, mainly laid to lawn, whilst still having a paved patio area along side the decked seating area with built-in light points, external power point and outside taps. A paved path leads down the side of the lawn to the useful wooden cabin approached via glazed double doors and having power and external lighting.

DETACHED SINGLE GARAGE

having power and light and with a pitched roof offering potential storage.



AGENTS NOTE

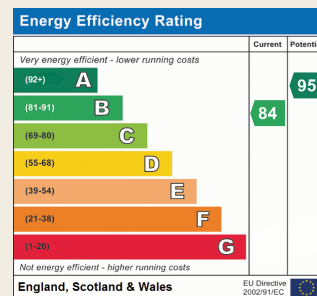
The property benefits from external CCTV which we are informed will stay in the property for the benefit of the next owner.

COUNCIL TAX

Band C.

FURTHER INFORMATION

Mains drainage and water connected. 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.



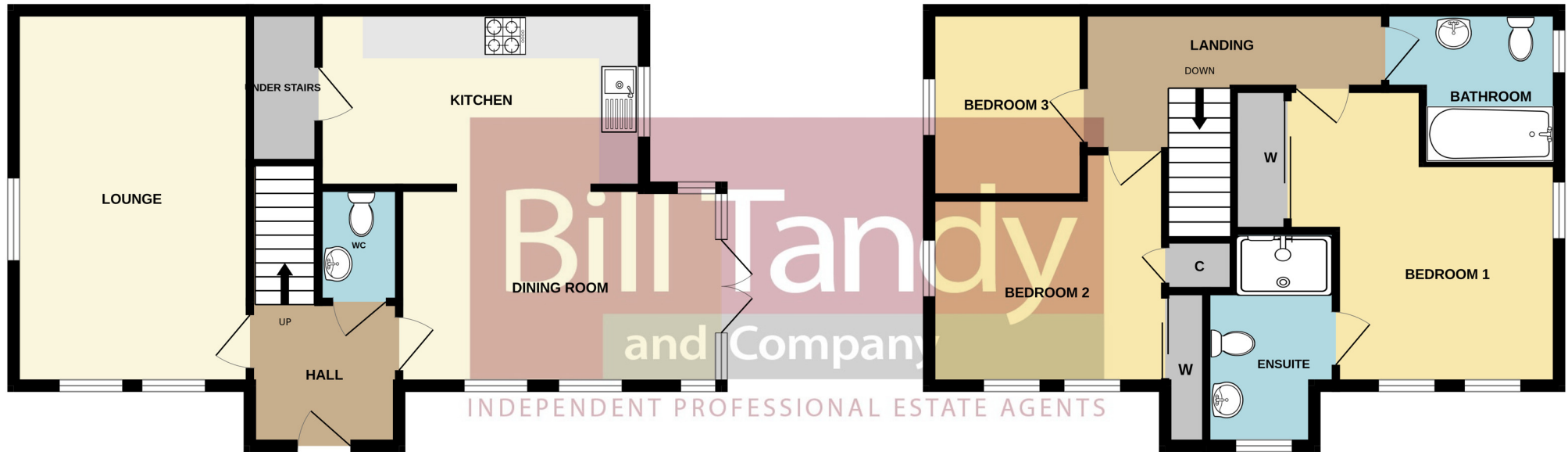
VIEWING

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

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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