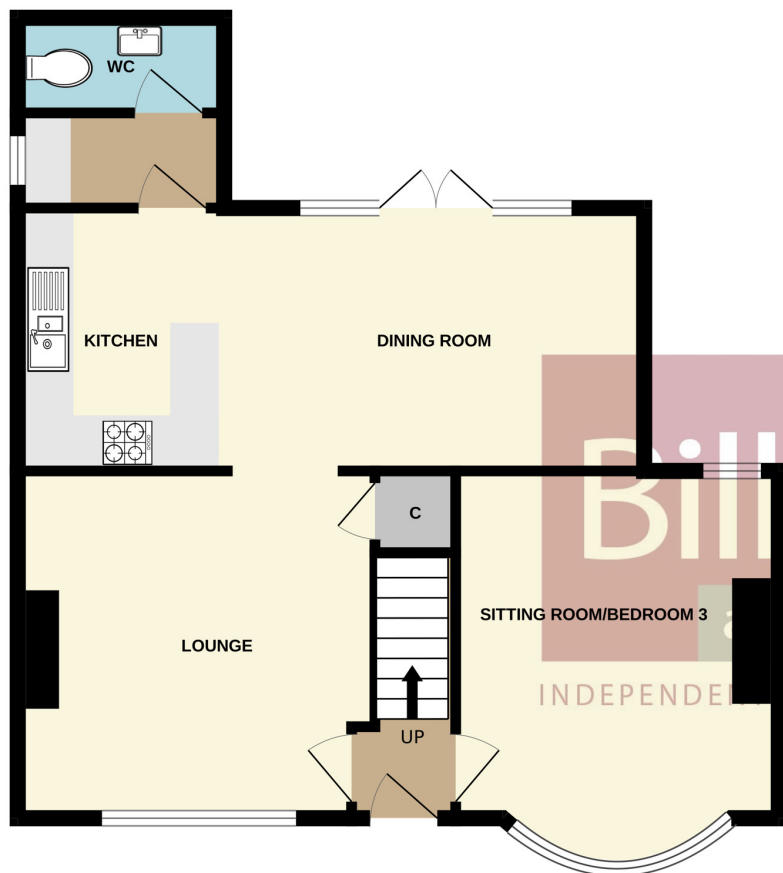
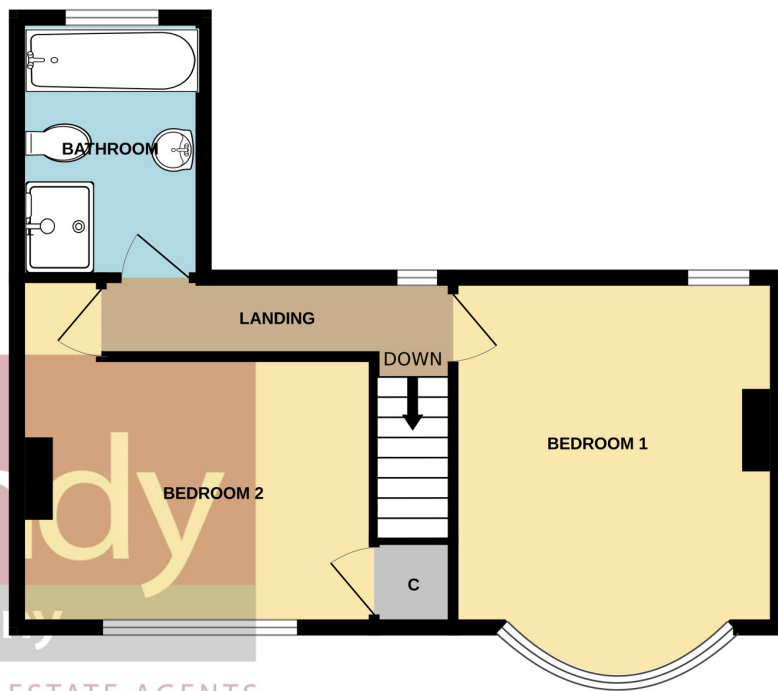




GROUND FLOOR  
624 sq.ft. (58.0 sq.m.) approx.



1ST FLOOR  
426 sq.ft. (39.6 sq.m.) approx.



TOTAL FLOOR AREA : 1051 sq.ft. (97.6 sq.m.) approx.

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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Glenthorne 27 High Street, Chase Terrace, Burntwood, Staffordshire, WS7 1LP

£300,000 Freehold

Bill Tandy and Company, Burntwood, are pleased to present this individual traditional double fronted two to three bedroom detached family home which has undergone substantial improvement including a modern interior with the additional benefit of newly added windows and doors, and superbly landscaped rear garden with Summer House. The property offers a versatile layout to provide a superb family home for todays modern family requirements. Set behind a block paved frontage which provides ample parking the well planned accommodation in brief comprises welcoming entrance hall, lounge, versatile separate sitting room/third bedroom, modern and updated dining kitchen, utility room and guests cloakroom. To the first floor, the landing area serves access to two double bedrooms and a modern updated bathroom. Externally the property has recently undergone substantial improvements to comprise a block paved driveway to the front providing ample parking, stunning rear garden and side access gate to front parking. Glenthorne has potential for further extension subject to necessary planning consent.



ENTRANCE HALL

approached via a composite from entrance door, staircase ascends to the first floor and doors lead off.

LOUNGE

11' 10" x 11' 10" (3.61m x 3.61m) having a UPVC double glazed window to front, ceiling light point, radiator, and a useful built-in under stairs storage cupboard. Panelled door opens to the kitchen/dining room.

SITTING ROOM/THIRD BEDROOM

13' 11" x 11' 10" (4.24m x 3.61m) This highly versatile front room offers potential use for a third bedroom or office for a purchaser who has the requirement of working at home. With a walk-in UPVC double glazed bay window to front, ceiling light point, and a further UPVC double glazed window to rear.

OPEN PLAN DINING KITCHEN

20' 4" x 8' 4" (6.20m x 2.54m) Superb open plan entertaining room with feature views and access to rear garden. With Kitchen enjoys scope to extend out to the rear to create a spacious family dining/sitting kitchen - subject to planning approval with a Charles Rennie Mackintosh oak kitchen with a range of matching wall and base level storage cupboards incorporating deep pan drawers and display cabinets, complementary roll top work surfaces, part ceramic splashback wall tiling, inset one and a half bowl sink and drainer unit with mono tap, built-in stainless steel four ring gas hob with extractor hood, separate electric fan assisted oven, integral fridge, inset ceiling spotlighting, lovely tiled flooring extending through to the dining area with floor space for a dining table, full aspect UPVC double glazed windows to side and rear and a set of UPVC double glazed French doors opening out to the rear garden. Off leads to

UTILITY ROOM

having plumbing for washing machine, wall mounted Worcester combination central heating boiler, inset ceiling lighting and UPVC double glazed window to side.



GUESTS CLOAKROOM

having white suite with chrome style fitments comprising low level W.C., vanity wash hand basin with storage cabinet set below, complementary part ceramic splashback wall tiling, radiator and inset ceiling spotlighting.

FIRST FLOOR LANDING

UPVC obscure double glazed window to rear and doors lead off to further accommodation.

BEDROOM ONE

14' 5" x 10' 11" (4.39m x 3.33m) with double aspect having a walk-in UPVC double glazed bow window to front, ceiling light point and radiator.

BEDROOM TWO

11' 10" x 9' 1" (3.61m x 2.77m) having a UPVC double glazed window to front, loft access hatch and radiator.

MODERN BATHROOM

having a modern white suite by Villeroy and Boch comprising dual flush close coupled W.C., pedestal wash hand basin and panelled bath with mono shower tap attachment, separate shower cubicle with glazed splash screen door and wall mounted shower unit, Villeroy and Boch wall tiling, wall mounted chrome heated towel rail, extractor fan, inset ceiling spotlighting and a UPVC double glazed window to rear.



OUTSIDE

The property is approached via a drive onto a block paved frontage which provides ample parking for numerous vehicles. There is a part hedged perimeter and herbaceous flower and shrub display borders and grassed areas. A side gate leads to

REAR GARDEN

One of the particular features of the property is its superb presently and recently improved rear garden. Complimented with a southerly aspect, the rear garden lends its self well for entertaining complimented with a paved patio area with french doors to the dining kitchen, gravelled pathway set beyond leads to a paved seating area with space and hardstanding ideal for summer house, shaped lawn beyond with hedging surround, gravelled side path leads to a side gate and area ideal for bin storage.

COUNCIL TAX BAND C

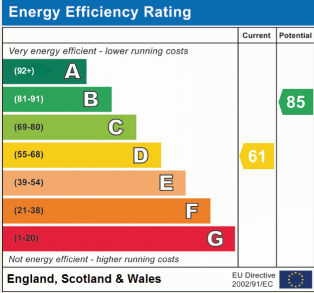
FURTHER INFORMATION/ SUPPLIERS

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/>



ANTI-MONEY LAUNDERING AND ID CHECKS

Once an offer is accepted on a property marketed by Bill Tandy and Company Estate Agents we are required to complete ID verification checks on all buyers, and to apply ongoing monitoring until the transaction ends. Whilst this is the responsibility of Bill Tandy and Company we may use the services of Guild 365 or another third party AML compliance provider. This is not a credit check and therefore will have no effect on your credit history. You agree for us to complete these checks. The cost of these checks is £30.00 including VAT per buyer. This is paid in advance when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.



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.