

DRAFT

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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2 Park Croft, Burntwood,  
Staffordshire, WS7 1FF

£435,000 Freehold

Bill Tandy and Company are delighted to be offering to the market this immaculately kept and beautifully presented four bedroom family home situated on a fabulous corner plot at the head of the cul de sac on Park Croft. Park Croft itself is a delightful cul de sac with seven houses in total and is neatly tucked away on this popular residential development. Offering easy access to local amenities, countryside walks and highly regarded popular local schools, making it a perfect choice for those family purchasers. The property itself comprises in brief a porch entrance, reception hall, lounge, separate dining room, fitted modern kitchen, separate utility, guests cloakroom, first floor master bedroom with en suite, two further good sized double bedrooms, single bedroom and modern fitted shower room. Outside there are front and rear gardens, double width driveway and a single garage. An early garage is considered essential to fully appreciate the accommodation on offer.



PORCH ENTRANCE

approached via an opaque double glazed UPVC front door with UPVC windows to either side and having half height brick wall and a UPVC opaque double glazed door opens to:

RECEPTION HALL

having wood effect flooring, ceiling light point, radiator, stairs to first floor with under stairs cupboard and doors to further accommodation.

GUESTS CLOAKROOM

having a continuation of the wood effect flooring, modern white suite comprising low level W.C. with hidden cistern and wash hand basin with contemporary tiled splashback and high gloss storage cupboard below, ceiling light point, radiator and UPVC opaque double glazed window to front.

LOUNGE

5.40m max into walk-in bay x 4.10m (17' 9" max into walk-in x 13' 5") having stunning focal point feature walk-in UPVC double glazed bay window to front, further UPVC double glazed window to side, feature fireplace with stone mantel and hearth housing a modern coal effect gas real flame fire, ceiling light point, two wall light points and two radiators.

DINING ROOM

3.60m x 2.70m (11' 10" x 8' 10") having a continuation of the wood effect flooring, decorative ceiling light point, radiator, feature bay to the rear with UPVC double glazed French doors opening out onto the patio and double glazed windows to either side.

KITCHEN

3.70m x 2.90m (12' 2" x 9' 6") having tile effect flooring, recessed LED downlights, modern white high gloss base and wall mounted units, complementary roll top work surface with matching splashbacks, inset one and a half bowl sink and drainer with mono mixer tap, inset electric hob with extractor over, eye-level double oven and grill, integrated dishwasher, breakfast bar with high gloss storage units and space for seating, UPVC double glazed window to rear overlooking the garden, radiator and bi-fold door opening to:



UTILITY ROOM

2.10m x 1.40m (6' 11" x 4' 7") having a continuation of the tile effect flooring, recessed LED downlights, matching high gloss units to those in the kitchen comprising base and wall mounted units, corner cupboard housing the boiler, complementary roll top work surface and splashback, one and a half bowl inset sink and drainer, space for free-standing fridge/freezer, space and plumbing for washing machine, heated towel rail and UPVC opaque double glazed door to side.

FIRST FLOOR LANDING

having decorative light point, loft access hatch leading to insulated loft, airing cupboard with tank and doors to further accommodation.

BEDROOM ONE

5.40m max into bay x 4.00m max into wardrobes (17' 9" max into bay x 13' 1" max into wardrobes) having a feature walk-in UPVC double glazed bay window to front, two further UPVC double glazed windows to side, built-in wardrobes to one wall with matching built-in chests of drawers and side cabinets, recessed LED downlights and radiator. Door to:

EN SUITE SHOWER ROOM

2.90m x 1.40m (9' 6" x 4' 7") having contemporary tiled floor and walls, modern suite comprising low level W.C. with hidden cistern, pedestal wash hand basin and walk-in double shower with mains plumbed shower fitment having dual heads with rainfall effect, wall mounted storage cupboard, heated towel rail and wall mounted illuminated mirror with motion sensor.



BEDROOM TWO

2.90m min x 2.80m (9' 6" min x 9' 2") having UPVC double glazed window to rear, ceiling light point, radiator and triple door built-in wardrobes to one wall.

BEDROOM THREE

2.90m x 2.60m (9' 6" x 8' 6") having UPVC double glazed window to rear, ceiling light point, radiator and door to useful eaves storage.

BEDROOM FOUR

3.30m max (2.60m min) x 1.90m (10' 10" max 8'6" min x 6' 3") having ceiling light point, radiator, UPVC double glazed window to front and door to useful eaves storage.

SHOWER ROOM

having tile effect flooring, contemporary tiling to walls, modern grey high gloss units housing the W.C. with hidden cistern and wash hand basin with storage cupboards below, double shower with electric shower fitment having dual head with rainfall effect and glazed splash screen divider, wall mounted illuminated mirror, UPVC opaque double glazed window to rear, recessed LED downlights and contemporary heated towel rail.



OUTSIDE

The property occupies a fabulous corner plot position having a vast landscaped front garden being laid to lawn with pebble beds and mature shrubs dotted throughout, pebble bed border to one side having mature shrubs and bushes, double width driveway providing ample parking and leading to the single garage. There are gated accesses to both sides of the property leading to the rear. To the rear of the property is an immaculately kept fence enclosed rear garden with a lovely paved patio seating area and the garden is mainly laid to lawn with a block paved border, various pebble beds for bedding and potted plants, bedding plant border with slightly raised beds, hardstanding for good sized shed approached via a circular patchwork paved path and an outside tap.

GARAGE

5.10m x 2.40m (16' 9" x 7' 10") approached via an up and over entrance door and having ceiling light point, wooden opaque double glazed courtesy door to rear garden and UPVC double glazed window to same, power points and space for white goods.

COUNCIL TAX

Band E.

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.