



13 Acorn Close, Burntwood, Staffordshire, WS7 2HQ

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

## 13 Acorn Close, Burntwood, Staffordshire, WS7 2HQ

# £250,000

Bill Tandy and Company Burntwood are delighted to offer for sale this superbly presented and modern three bedroom end-terraced house situated within a small cul-de-sac position on the edge of Burntwood and near to Gentleshaw Common. The property which needs to be viewed to be fully appreciated comprises an entrance porch, hall, lounge, dining family room, modern breakfast kitchen, conservatory and utility/laundry room. To the first floor are three bedrooms and recently update shower room. Locally there are a good standard of amenities a short drive away at Swan Island Burntwood, including a Co-op food store, Post Office, Doctors Surgery, Pharmacy, Public House and Cafe. For the commuter the A5, A38 and M6 Toll Road are all readily accessible, as are Lichfield Trent Valley and City railway stations providing superb links to Birmingham and London.



### THE PROPERTY IS ARRANGED ON TWO FLOORS ON THE GROUND FLOOR

#### PORCH

Double glazed side entrance door, double glazed front window, tiled floor and internal door opens to

#### RECEPTION HALL

with stairs to first floor, understairs store cupboard and radiator. Off leads to

#### LOUNGE

2.88m x 6.46m (9' 5" x 21' 2") This superb size main reception room located to the rear enjoys rear double glazed windows, two radiators, feature fireplace with gas fire, spot lighting to ceiling and door to conservatory. Archway to

#### DINING FAMILY ROOM

3.07m x 4.44m (10' 1" x 14' 7") Double glazed front and side windows, two radiators.

#### BREAKFAST KITCHEN

2.8m x 4.54m (9' 2" x 14' 11") Double glazed window to front, tiled floor, high gloss base and wall mounted kitchen units with modern worktops and tiled surround, inset sink unit, inset cooker, gas hob with extractor hood above, spaces for white goods.

#### CONSERVATORY

3.74m x 1.88m (12' 3" x 6' 2") A range of double glazed windows over looking the rear garden, french doors, tiled floor and radiator. Door to



#### UTILITY/LAUNDRY ROOM

2.98m x 1.21m (9' 9" x 4' 0") With a door to rear, worktop with spaces below for washing machine and tumble dryer, wall mounted store cupboard.

### ON THE FIRST FLOOR

Stairs from the hallway ascends to the first floor landing with loft access and doors opens to

#### BEDROOM 1

3.92m x 2.9m (12' 10" x 9' 6") Two double glazed windows, radiators.

#### BEDROOM 2

3.52m x 2.82m (11' 7" x 9' 3") Double glazed front window, radiator.

#### BEDROOM 3

2.34m x 2.91m (7' 8" x 9' 7") Double glazed rear window, radiator and store cupboard.



### UPDATED SHOWER ROOM

Double glazed front window, modern bathroom suite comprises a wall mounted vanity unit with sink above, low flush w.c., shower cubicle with twin headed shower over, full tiling surround, tiled floor, spot lighting and extractor.

### OUTSIDE

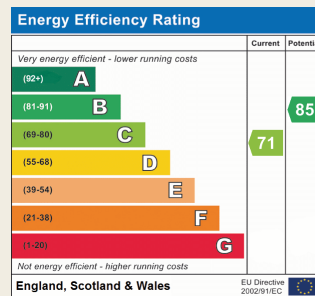
To the front of the property is a block paved driveway providing useful parking area with access to the porch entrance door.

Set to the rear the garden comprises a paved and decked patio areas, lawn beyond with borders and a useful external store.

### COUNCIL TAX BAND B

### FURTHER INFORMATION/SUPPLIERS

For broadband and mobile phone speeds and coverage, please refer to the website below:  
<https://checker.ofcom.org.uk/>



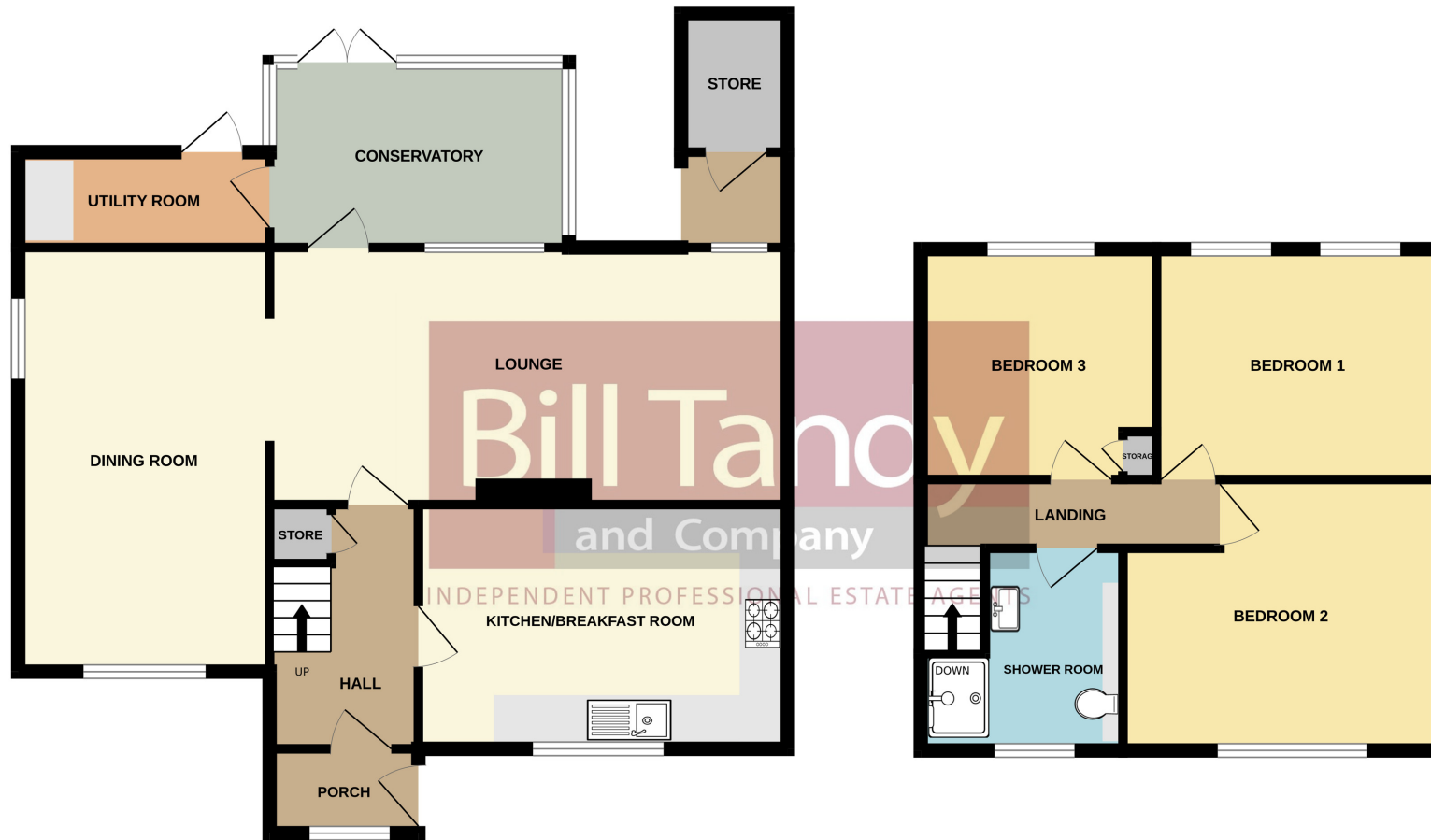
### VIEWING

By arrangement with the Selling Agents, Bill Tandy and Company, 3 Bore Street, Lichfield, Staffordshire, WS13 6LJ on 01543 419400 or [lichfield@billtandy.co.uk](mailto:lichfield@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



13, ACORN CLOSE, BURNTWOOD, WS7 2HQ

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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