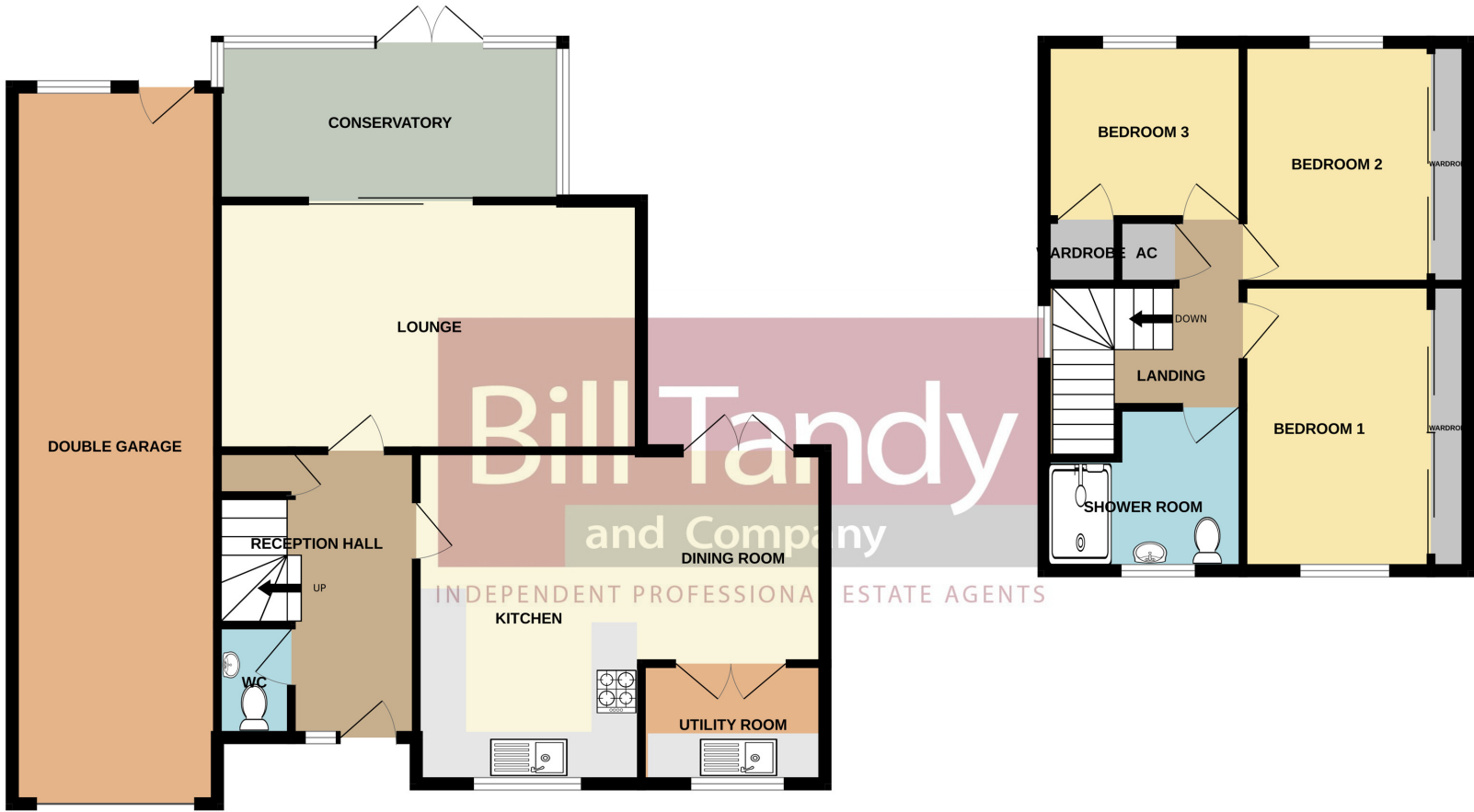




GROUND FLOOR

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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43 Cannock Road, BURNTWOOD,  
Staffordshire, WS7 0BL

£380,000 Freehold  
Offers in Region of

Bill Tandy and Company are delighted to be offering to the market this modern extended three bedroom detached family home located in the heart of Burntwood. The property is situated on the Cannock Road adjacent to Burntwood Park and is perfectly located to take full advantage of the excellent highly regarded local schools, along with easy access to Swan Island and all the lifestyle and shopping amenities available there, a short walk to the bottom of the road. The property itself in brief comprises a block paved driveway for several cars, tandem double garage, entrance hall, kitchen, dining room, utility, living room, conservatory, three first floor double bedrooms and family bathroom. An early viewing to fully appreciate the accommodation on offer is considered essential.



**CANOPY STORM PORCH**  
having UPVC opaque double glazed front entrance door opening to:

**RECEPTION HALL**  
having engineered wood flooring, ceiling light point, stairs to first floor with under stairs cupboard and doors leading to further accommodation.

**GUESTS CLOAKROOM**  
having wood effect flooring, half height ceramic tiled walls, W.C., modern wash hand basin with high gloss storage beneath, radiator and ceiling light point.

**'L' SHAPED KITCHEN DINER**  
Kitchen Area 4.70m x 2.90m (15' 5" x 9' 6") having tile effect flooring, modern cream high gloss matching base and wall mounted units, pre-formed work surface, inset one and a half bowl sink and drainer with mono mixer tap, inset electric hob with overhead extractor, eye-level double oven and grill, integrated fridge/freezer and integrated slimline dishwasher, corner cupboard housing the Worcester Bosch boiler, breakfast bar area, UPVC double glazed window to front, two ceiling light points and opening through to the Dining Area 3.10m x 2.50m (10' 2" x 8' 2") being converted from the garage and having a continuation of the tile effect flooring, recessed downlights, radiator, UPVC double glazed doors out to the rear garden and double wooden doors opening to:

**UTILITY**  
2.40m x 1.60m (7' 10" x 5' 3") having roll top work surface, base and wall mounted units, inset sink and drainer, space and plumbing for white goods, ceiling light point and UPVC double glazed window to front.

**LOUNGE**  
5.70m x 3.40m (18' 8" x 11' 2") having focal point feature fireplace with stone mantel and marble hearth with electric white pebble inset fire, coving, two radiators, two ceiling light points and double glazed aluminium framed sliding doors open to the conservatory.



**CONSERVATORY**  
4.70m x 2.10m (15' 5" x 6' 11") having wood effect flooring, UPVC double glazed windows, tinted glass temperature controlled roof and UPVC double glazed double doors to the garden.

**FIRST FLOOR LANDING**  
approached via a staircase with UVPC opaque double glazed window to side and having ceiling light point, airing cupboard and loft access hatch with pulldown ladders leading to a partly boarded loft area with light. Doors lead off to further accommodation.

**BEDROOM ONE**  
3.90m max into wardrobes x 2.90m (12' 10" max into wardrobes x 9' 6") having wall to wall built-in wardrobes with mirrored sliding doors, ceiling fan/light unit, radiator and UPVC double glazed windows to front.

**BEDROOM TWO**  
3.50m x 2.90m max into wardrobes (11' 6" x 9' 6" max into wardrobes) having wall to wall built-in wardrobes to one wall with mirrored sliding doors, UPVC double glazed window to rear, ceiling light point and radiator.



**BEDROOM THREE**  
2.80m x 2.60m (9' 2" x 8' 6") having ceiling light point, radiator, UPVC double glazed window to rear and built-in wardrobe.

**FAMILY SHOWER ROOM**  
having modern tile effect flooring, floor to ceiling ceramic tiled walls, large corner enclosed shower cubicle with glazed sliding door and electric shower fitment, wash hand basin, hidden cistern W.C., work surface with high gloss storage units below, heated towel rail, UPVC opaque double glazed window to front, ceiling light point and wall mounted shaver socket.

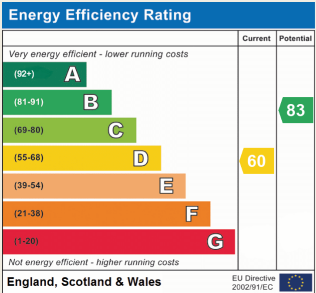
**OUTSIDE**  
The property is set back from the road behind a substantial block paved driveway providing parking for multiple cars, hedged and fenced perimeters and a bedding plant corner garden. To the rear is a paved path leading to a patio seating area, further pebbled patio area, lawn, various raised beds and rockery, conifer trees providing screening at the rear, fenced perimeters, hard standing area for shed and brick built pond with rockery surround with mature bedding plants and shrubs.



**TANDEM DOUBLE GARAGE**  
9.90m x 2.80m (32' 6" x 9' 2") approached via a manual up and over entrance door and having three ceiling light points, power sockets, UPVC double glazed door to garden and UPVC double glazed window to same.

**COUNCIL TAX**  
Band D.

**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.