

Bill Tandy

and Company

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**7 Ogley Vale, Burntwood, Staffordshire,
WS7 9DL**

£505,000 Freehold NO CHAIN

- Attractively designed and generously proportioned luxury home in exclusive private development
- Impressive reception hall with fitted guests cloakroom
- Generous family lounge and separate dining room
- Superb family dining kitchen and utility
- Large master bedroom with luxury re-fitted en suite shower room
- 3 further double bedrooms and luxury re-fitted family bathroom
- Double garage and driveway
- Mature private landscaped rear garden



Bill Tandy & Company Burntwood are delighted to be bringing to the market this impressive and well presented family home enjoying an exclusive setting within this private cul de sac with a pleasant aspect to the rear. The four generous double bedrooms make this an ideal family purchase, with two good reception rooms and a large family dining kitchen to the rear offering a sociable family hub with planning permission granted to extend this space* The location just off Ogleby Road is particularly convenient, ideal for accessing all that the area has to offer. Commuters will certainly appreciate the convenient location as access can quickly be gained to the excellent road network which serves the area. To fully appreciate this stylish and beautifully presented family home, an early viewing would be strongly encouraged. *(Lichfield District council planning number 22/01162/CLP | Certificate of Lawfulness (Proposed) : Erection of ground floor rear extension)

AGENTS NOTES

Planning permission has been granted to extend the breakfast kitchen on the rear

22/01162/CLP Erection of ground floor rear extension | 7 Ogleby Vale Burntwood Staffordshire WS7 9DL

CANOPY PORCH

having feature pillar, light point and obscure double glazed entrance door and side screen opening to:

RECEPTION HALL

having feature Karndean flooring, radiator, coving, Hive heating thermostat control, stairs leading off and door to:

FITTED GUESTS CLOAKROOM

having close coupled W.C., pedestal wash hand basin, ceramic floor tiling, tiled splashback, chrome heated towel rail/radiator and extractor fan.

FAMILY SITTING ROOM

5.21m x 3.65m (17' 1" x 12' 0") having an attractive traditional fire surround with marble tiled hearth and backing with inset living flame coal effect gas fire, leaded UPVC double glazed window to front, two double radiators, coving and glazed double doors opening to:

DINING ROOM

3.30m x 3.10m (10' 10" x 10' 2") having UPVC double glazed double French doors opening to the garden, radiator and coving.

FAMILY DINING BREAKFAST KITCHEN

6.74m overall x 5.36m overall (22' 1" overall x 17' 7" overall) generous room creating a wonderful and sociable family hub with the Kitchen Area measuring 3.84m x 3.27m (12' 7" x 10' 9") and being well fitted with ample pre-formed work surface space with base storage cupboards and drawers, inset one and a half bowl sink unit with Schock mixer tap, matching wall mounted storage cupboards including pelmet lighting, integrated dishwasher with matching fascia, built-in Neff double oven and grill with four ring gas hob and concealed extractor hood, display shelving and obscure glazed cabinet, ceramic floor tiling, UPVC double glazed window to rear and downlighting. The Family Dining Breakfast Area measures 4.39m x 2.80m (14' 5" x 9' 2") having UPVC double glazed double French doors out to the rear garden, dual aspect double glazed windows overlooking the garden and single and double radiators. *planning has been granted to extend this room Lichfield district council planning 22/01162/CLP Erection of ground floor rear extension

UTILITY ROOM

having a continuation of the tiled flooring, work surface space, single drainer sink unit with mixer tap, wall mounted Ideal condensing gas central heating boiler, plumbing for washing machine, space for tumble dryer, obscure double glazed door to garden and door to garage.

FIRST FLOOR GALLERIED LANDING

having spindle balustrade, loft access hatch with pulldown ladder, built-in linen store cupboard and doors leading off to:

MASTER BEDROOM

4.58m x 4.43m (15' 0" x 14' 6") having three double doored built-in wardrobes with matching chest of drawers, dressing table area and bedside cabinet, UPVC leaded double glazed dormer style window to front and two radiators. Door to:

LUXURY RE-FITTED EN SUITE SHOWER ROOM

beautifully re-fitted with a large walk-in shower area with Grohe shower fitment with shower hose and drencher shower, vanity unit with cupboard space and inset wash hand basin with mono bloc mixer tap, close coupled W.C., chrome heated towel rail/radiator, low energy downlighters, extractor fan, leaded obscure UPVC double glazed dormer window to front, attractive co-ordinated ceramic wall tiling and laminate flooring.

BEDROOM TWO

4.19m x 3.60m (13' 9" x 11' 10") having two double doored built-in wardrobes, radiator and leaded UPVC double glazed window to front.

BEDROOM THREE

3.63m x 3.60m (11' 11" x 11' 10") having double and single doored built-in wardrobe, matching dressing table with useful drawers, radiator and UPVC double glazed window to rear.





