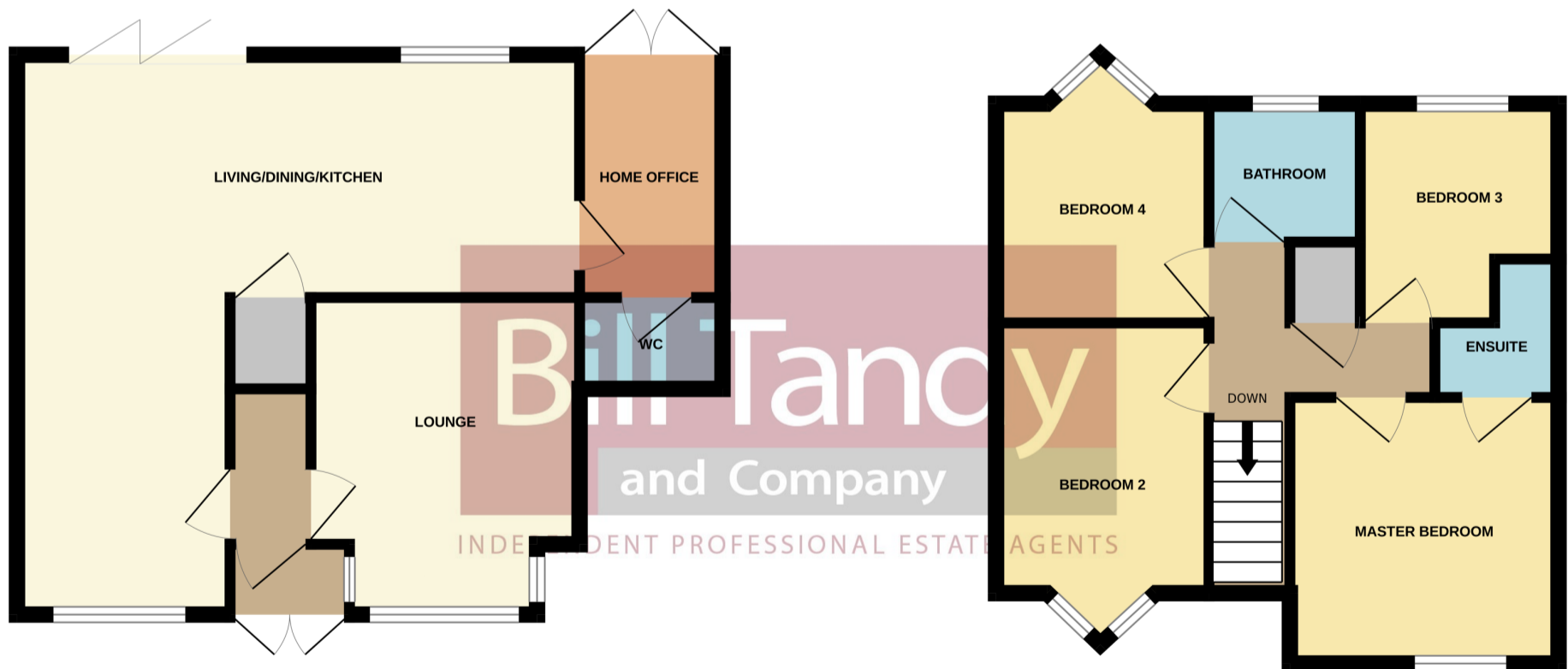




GROUND FLOOR

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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12 Huntsmans Gate, Burntwood, Staffordshire, WS7 9LL

£445,000 Freehold

Situated in this end of cul de sac location, the subject property is an extended home which is situated adjacent to open green space. The property has been recently modified to the ground floor, creating a superb large open plan living space which includes a refurbished kitchen. Accommodation briefly comprises, porch, entrance hall, lounge, L-shaped kitchen/living/dining space, home office/study and guest cloakroom. To the first floor, four bedrooms (master with en-suite shower room) and main bathroom. The rear garden has also been landscaped to provide an easily maintainable outdoor space. The property is situated in the ever popular Hunslet estate, which is readily accessible for the amenities of Burntwood and a short distance from open countryside.



ENCLOSED ENTRANCE PORCH

Approached via part uPVC double glazed double French doors and further part obscure double glazed uPVC entrance door.

ENTRANCE HALL

With feature wood effect flooring, staircase rising to first floor accommodation. Doors opening to the lounge and living/dining kitchen.

LOUNGE

15' 8" into bay (13'4" min) x 13' 6" max (4.78m into bay 4.06m min x 4.11m max) With a walk-in UPVC double glazed bay window to front elevation, central heating radiator. Remote operated electric coal effect fire inset within the chimney breast.

FABULOUS OPEN PLAN LIVING/DINING KITCHEN

25' 1" x 10' 3" (7.65m x 3.12m) plus 16' x 7' 10" (4.87m x 2.38m) Great open plan living space with seating and dining areas, a space for the whole family to congregate. The kitchen has recently been refurbished with a range of units at eye and base level providing work surface, storage and appliance space. Integrated items include fridge/freezer, dishwasher, induction hob, microwave and electric oven. Inset sink unit with mixer tap over. Bi-fold doors opening to the rear garden, uPVC framed double glazed window to the front elevation, double glazed window overlooking the rear garden, cupboard housing the Baxi central heating boiler, central heating radiators.

STUDY

8' 8" x 4' 10" (2.64m x 1.47m) 11' 8" x 4' 8" (3.56m x



1.42m) With uPVC framed double French doors to the rear garden. Central heating radiator. Guest cloakroom leading off.

GUEST CLOAROOM

With a contemporary suite in white of wash hand basin and W.C. uPVC framed double glazed window to the front elevation, tiled floor.

FIRST FLOOR LANDING

With an overstairs uPVC framed double glazed window to front, elevation,, access to the boarded roof space via a loft ladder.

MASTER BEDROOM

12' 8" x 11' 9" max 11'6" min (3.86m x 3.58m max 3.51m min) with uPVC framed double glazed window to front elevation, central heating, radiator and a range of built-in contemporary double wardrobes. En-suite shower room leading off.

EN SUITE SHOWER ROOM

With a modern white suite incorporating wash hand basin and W.C. Walk in cubicle housing the



mains fed shower. Ceiling spotlights, opaque uPVC framed double glazed window to side elevation.

BEDROOM TWO

10' 9" x 8' 2" (3.28m x 2.49m) with a feature oriel uPVC framed double glazed window to front elevation. Central heating radiator.

BEDROOM THREE

9' 8" x 8' 2" (2.95m x 2.49m) Currently utilised as a dressing room, uPVC framed double glazed window to rear elevation, central heating radiator and range of matching light wooden fronted double plus single wardrobes, matching dressing table with wall mounted vanity mirror and useful overhead storage cupboards..

BEDROOM FOUR

8' 2" x 8' 2" (2.49m x 2.49m) With a feature uPVC framed double glazed oriel window to rear elevation. Central heating radiator.



BATHROOM

Including a modern white suite incorporating a pedestal wash hand basin and panelled bath with mains fed shower over, Wall mounted chrome heated towel rail, opaque uPVC framed double glazed window to the rear elevation.

OUTSIDE

The property is approached via a private driveway and set behind a block paved frontage which provides parking for approximately three vehicles side by side. A side entrance gate opens into a passageway through to the rear garden. To the rear of the property is an attractive. easily maintainable landscaped garden including a paved patio and shaped lawn with synthetic grass. Feature raised deck at the rear boundary with hard wearing wood effect ceramic tiling.

COUNCIL TAX BAND E Lichfield District Council



EPC RATING TBC

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

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.