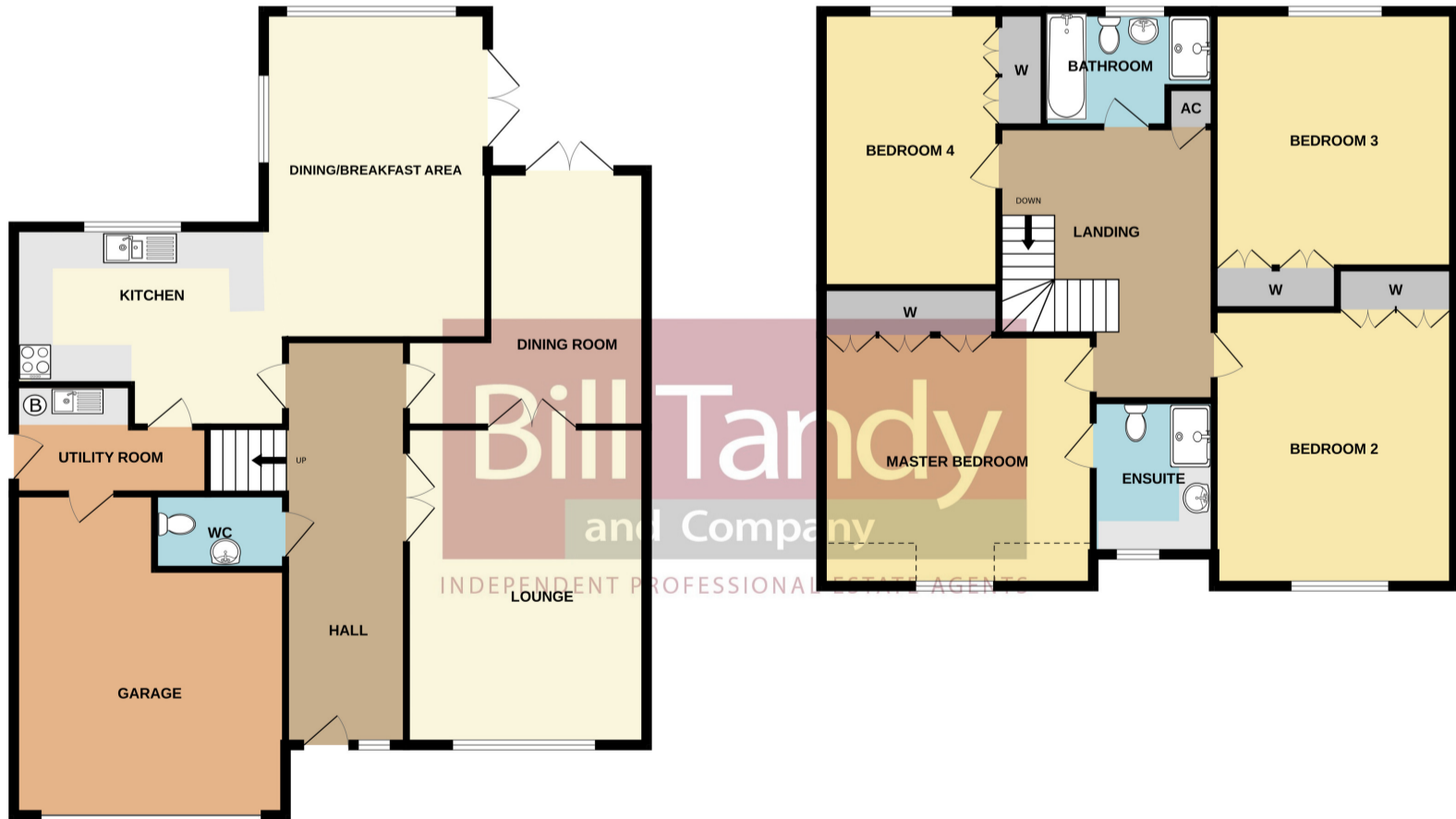




GROUND FLOOR  
1279 sq.ft. (118.8 sq.m.) approx.

1ST FLOOR  
1138 sq.ft. (105.7 sq.m.) approx.



TOTAL FLOOR AREA : 2417 sq.ft. (224.5 sq.m.) approx.

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.  
Made with Metropix ©2023



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

**£505,000 Freehold  
NO CHAIN**

Bill Tandy & Company Burntwood are delighted to be 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 Ogley 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 Ogley 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



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.

**BEDROOM FOUR**

3.72m x 2.96m (12' 2" x 9' 9") having two double doored built-in wardrobes, radiator and UPVC double glazed window to rear.

**LUXURY REFITTED BATHROOM**

beautifully re-fitted having panelled bath with mixer tap, walk-in tiled shower cubicle with thermostatic shower fitment with shower hose and drencher shower, vanity unit with useful cupboard space and inset wash hand basin and W.C., co-ordinated ceramic wall tiling, heated towel rail/radiator, low energy downlighters, extractor fan, obscure UPVC double glazed window rear.

**OUTSIDE**

The property is set back off a private driveway providing



for a couple of cars flanked by a neat lawned foregarden and side well tended herbaceous borders. There is a gated entrance leading to the rear garden. To the rear is a mature landscaped garden with slabbed patio area and shaped lawn with fenced perimeters with laurel screening, attractive circular patio, useful cold water tap, power point and a mature established backdrop.

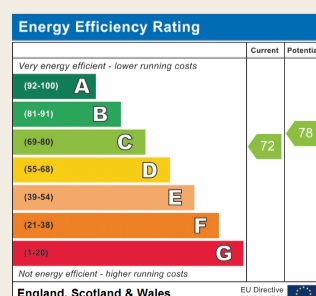
**DOUBLE GARAGE**

5.20m x 4.60m (17' 1" x 15' 1") having up and over entrance door, light and power.

AGENT NOTES : We understand from the Vendor the electrical consumer unit has recently been upgraded for the use of an electric car charging point however the Vendor will be taking the charging point from outside.

**COUNCIL TAX**

Band G.



**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.