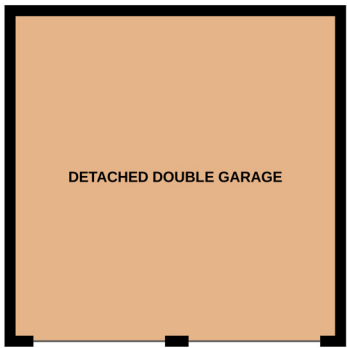
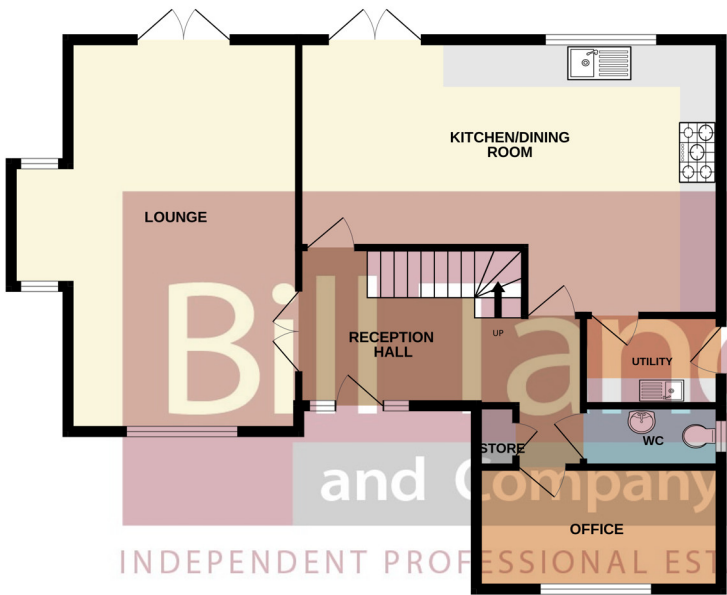




OUTSIDE



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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22 Ashmole Avenue, Burntwood,
Staffordshire, WS7 9QG

£565,000 Freehold

Occupying a superb corner plot with gardens to three sides and a detached double garage, this impressive four-bedroom detached home is ideally positioned within the ever-popular St Matthew's development — a location particularly sought after by family buyers. Beautifully maintained by the current owner, the property offers spacious and versatile accommodation throughout. The layout briefly comprises a welcoming reception hall, a comfortable family lounge, and a stunning open-plan kitchen/dining area that creates a wonderful sociable hub for family living. There is also a separate utility room, home office, and guest cloakroom. To the first floor, there are four generous double bedrooms, two of which benefit from en suite shower rooms, together with a well-appointed family bathroom. An early viewing is highly recommended to fully appreciate the quality, space, and superb position this outstanding family home has to offer.



RECEPTION HALL

approached via an opaque double glazed wooden front entrance door with opaque double glazed side panels and having stairs to first floor, two ceiling light points, radiator, Karndean flooring and doors to further accommodation.

THROUGH LOUNGE

6.40m x 3.70m (21' 0" x 12' 2") a good sized through room approached via glazed double doors from the reception hall and having feature recessed brick inglenook with timber lintel and housing a gas fired log burner with coal effect, UPVC double glazed windows to each side and stone tiled hearth. There are UPVC double glazed window to front, UPVC double glazed French doors leading out to the rear garden, two ceiling light points and two radiators.

KITCHEN/DINER

6.90m max (3.20m min) x 4.50m max (3.40m min) (22' 8" max x 14' 9" max) having traditional Shaker style base cupboards with complementary roll top work surface, matching wall cupboards, brick tiled splashbacks, one and a half bowl sink and drainer, integrated dishwasher, six burner gas Rangemaster oven with overhead extractor, integrated fridge/freezer, LED recessed downlights, radiator, UPVC double glazed window and UPVC double glazed French doors to rear, fittings for wall mounted T.V. if required and Karndean flooring. Door to:

UTILITY ROOM

having a continuation of the Karndean flooring, matching Shaker style base and wall mounted cupboards, complementary roll top work surface, brick tiled splashbacks, inset sink and drainer, space and plumbing for washing machine and tumble dryer, built-in wine fridge and wooden framed double glazed door to side passage.

OFFICE

4.00m x 2.20m (13' 1" x 7' 3") having UPVC double glazed window to front, ceiling light point and radiator.

GUESTS CLOAKROOM

having a continuation of the Karndean flooring, UPVC opaque double glazed window to side, white suite comprising low level W.C. and pedestal wash hand basin with tiled splashbacks, ceiling



light point and radiator.

FIRST FLOOR LANDING

having two ceiling light points, radiator, UPVC double glazed window to front, airing cupboard and loft access hatch leading to part boarded loft. Doors lead off to further accommodation.

BEDROOM ONE

4.00m x 3.70m (13' 1" x 12' 2") having built-in wardrobes to one wall, UPVC double glazed window to front, ceiling light point, radiator and door to en suite.

EN SUITE SHOWER ROOM

2.20m x 2.20m (7' 3" x 7' 3") having modern wood effect flooring, tiling to walls, double shower enclosure with glazed sliding door entrance and mains plumbed shower fitment, pedestal wash hand basin, low level W.C., UPVC opaque double glazed window to side, recessed downlights and heated towel rail.

BEDROOM TWO

3.50m x 3.50m (11' 6" x 11' 6") having UPVC double glazed window to rear, ceiling light point, radiator and built-in wardrobes to one wall. Door to en suite.

EN SUITE SHOWER ROOM TWO

2.60m x 1.50m (8' 6" x 4' 11") having modern wood effect flooring, tiling to walls, enclosed shower unit with glazed bi-fold entrance door, pedestal wash hand basin, low level W.C.,



UPVC double glazed window to rear, recessed downlights and heated towel rail.

BEDROOM THREE

4.20m x 3.40m (13' 9" x 11' 2") having ceiling light point, radiator, UPVC double glazed window to rear and fittings for wall mounted T.V.

BEDROOM FOUR

3.40m x 2.80m max (2.20m min) (11' 2" x 9' 2" max 7'3" min) having UPVC double glazed window to front, ceiling light point and radiator.

FAMILY BATHROOM

2.60m x 2.10m (8' 6" x 6' 11") having wood effect Karndean flooring, tiling to walls, panelled bath with gravity fed shower fitment, pedestal wash hand basin, low level W.C., ceiling light point, UPVC opaque double glazed window to rear and radiator.

OUTSIDE

The property occupies a fabulous corner plot position with a double width driveway for multiple vehicles leading to the double garage. A paved pathway leads to the front door and the mainly laid to lawn foregarden having a mature tree, slate chipped border and mature hedging. A gate leads to the rear of the property, where the garden has a block paved patio area, a mainly laid to lawn garden with further circular block



seating area to one corner, slate chipped border, mature trees and shrubs, hardstanding for good sized shed and outside taps.

DETACHED DOUBLE GARAGE

5.40m x 5.40m (17' 9" x 17' 9") approached via two manual up and over entrance doors and having pitched roof for additional storage and power and light

COUNCIL TAX

Band F.

FURTHER INFORMATION/SUPPLIES

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

ANTI-MONEY LAUNDERING AND ID CHECKS

Once an offer is accepted on a property marketed by Bill Tandy and Company Estate Agents we are required to complete ID verification checks on all buyers, and to apply ongoing monitoring until the transaction ends. Whilst this is the responsibility of Bill Tandy and Company we may use the services of Guild 365 or another third party AML compliance provider. This is not a credit check and therefore will have no effect on your credit history. You agree for us to complete these checks. The cost of these checks is £30.00 including VAT per buyer. This is paid in advance when an offer is agreed and



to a sales memorandum being issued. This charge is non-refundable.

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.