



1 Anson Close, Burntwood, Staffordshire, WS7 9HW

**Bill Tandy**  
and Company  
INDEPENDENT PROFESSIONAL ESTATE AGENTS

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Staffordshire, WS7 9HW**

**£310,000**

## Offers in Excess of

Bill Tandy and Company, Burntwood, are pleased to present this well appointed four bedroom detached family home set within popular residential setting offering the full benefit of both UPVC double glazing and gas fired central heating. The well planned accommodation in brief comprises welcoming reception entrance, guests cloakroom, spacious 18'9" x 12'6" family living room, breakfast kitchen, utility area converted from a section of the garage, four good sized first floor bedrooms and modern re-fitted shower room. The property sits back behind a driveway which provides ample parking, there is a foregarden, useful garage area/store and a particular feature and attraction is the spacious enclosed rear garden. An early internal viewing comes strongly recommended to fully appreciate this overall impressive property.



### ENTRANCE RECEPTION

this welcoming entrance hallway is approached via a part obscure double glazed UPVC panelled entrance door and has coving, ceiling light point, wooden effect flooring, a carpeted easy tread staircase ascends to the first floor, radiator and panelled doors lead off to further accommodation.

### GUESTS CLOAKROOM

having a modern white suite with chrome style fittings comprising dual flush close coupled W.C., wall mounted vanity wash hand basin with ceramic tiled splashback, ceiling light point, wooden effect flooring, radiator, obscure UPVC double glazed window to front.

### FAMILY LIVING ROOM

18' 9" x 12' 6" (5.71m x 3.81m) having a UPVC double glazed bow window to front, coving, four wall light points, focal point ornamental fireplace surround with marble inset and raised hearth housing a coal effect flame gas fire, radiator, T.V. aerial socket, door to breakfast kitchen and a set of UPVC double glazed French doors with matching side screens opens through to the rear garden.

### BREAKFAST KITCHEN

11' 4" x 9' 9" (3.45m x 2.97m) having a range of modern light wooden fronted wall and base level storage cupboards incorporating deep pan drawers, wine rack, complementary roll top work surfaces, part patterned ceramic splashback wall tiling, inset sink and drainer with chrome style mono tap, built-in four ring electric hob, eye-level oven and pull-out hotplate, plumbing for dishwasher, fluorescent ceiling strip light, useful built-in pantry storage cupboard area, UPVC double glazed window overlooking the rear garden and a door opens to:

### UTILITY AREA

8' 3" x 7' 2" (2.51m x 2.18m) a converted area from the existing garage with plumbing for washing machine, fitted larder and storage cupboards, space for fridge/freezer and further appliances, a polycarbonate glazed door and window connects through to the garage area, and a glazed sliding door leads to outside.



### FIRST FLOOR LANDING

having loft access hatch, ceiling light point and doors lead off to further accommodation.

### BEDROOM ONE

13' 0" x 8' 6" (3.96m x 2.59m) having UPVC double glazed window to front, coving, ceiling light point, wooden effect flooring and radiator.

### BEDROOM TWO

10' 2" x 9' 10" (3.10m x 3.00m) having UPVC double glazed window overlooking the rear garden, ceiling light point, wooden effect flooring and radiator.

### BEDROOM THREE

8' 9" x 8' 2" (2.67m x 2.49m) having UPVC double glazed window to front, ceiling light point, wooden effect flooring, radiator and a built-in wardrobe/storage cupboard.

### BEDROOM FOUR

7' 6" x 6' 9" (2.29m x 2.06m) having UPVC double glazed window overlooking the rear garden, ceiling light point and radiator.



### SHOWER ROOM

6' 9" x 6' 4" (2.06m x 1.93m) having a modern white suite with chrome style fittings comprising low level W.C., wash hand basin with vanity storage cupboard set below and mono tap, corner shower cubicle with glazed splash screen door and wall mounted shower unit, complementary part ceramic splashback wall tiling, radiator, ceiling light point and an obscure UPVC double glazed window to rear.

### OUTSIDE

The property sits prominently from the footpath approached via a tarmac driveway providing parking for up to two vehicles. There is a lawned foregarden with herbaceous flower and shrub display area, paved pathway and steps give access to the main entrance door and a side entrance gate which leads through to the rear garden. Set to the rear and being a particular feature to this property is the generous fence enclosed garden having a vast paved patio seating area with a mainly lawned garden beyond with herbaceous flower and shrub gravelled borders, greenhouse and timber summerhouse set to the far end with further raised decked area ideal for seating.



### GARAGE AREA

10' 4" x 8' 3" (3.15m x 2.51m) approached via double wooden vehicular doors and having light and power points and a glazed door and side window leads through to the part converted utility. Please note the garage could be easily converted back to create a full single garage.

### COUNCIL TAX BAND

C

### FURTHER INFORMATION/SUPPLIERS

Drainage & Water – connected  
Electric and Gas – connected  
Phone – connected

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

### TENURE

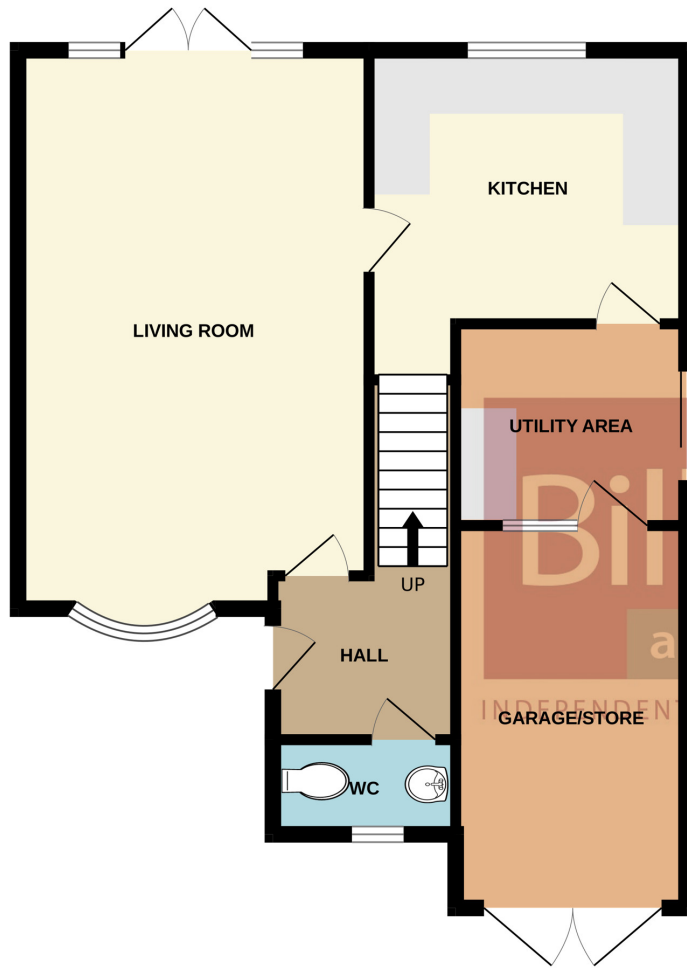
Our client advises us that the property is Freehold. Should you proceed with the purchase of the property these details must be verified by your solicitor.

### VIEWING

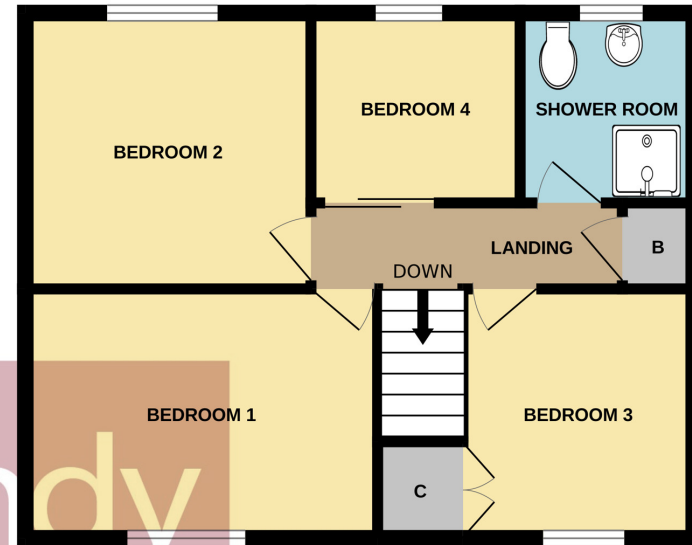
By arrangement with the Selling Agents, Bill Tandy and Company, 16 Cannock Road, Burntwood, Staffordshire, WS7 0BJ on 01543 670 055 or [burntwood@billtandy.co.uk](mailto:burntwood@billtandy.co.uk)

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.

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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