



27 Lawnswood Avenue, Burntwood, Staffordshire, WS7
4YD

Bill Tandy
and Company
INDEPENDENT PROFESSIONAL ESTATE AGENTS

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£340,000 OIRO

If you ever needed a turn key property to move straight into your search ends here! Lawnswood Avenue is a highly regarded residential location, popular for its easy access to highly regarded local schools and a wide range of amenities, while also offering excellent commuter links via the M6 Toll and A5 trunk road. The current owners have extended and improved the property to a high standard throughout and reconfigured the first floor from its original four-bedroom layout to create an impressive principal suite, which could be reinstated if required. Briefly, the accommodation comprises a porch and reception hall, an impressive seven-metre through lounge, a modern fitted kitchen with separate dining area, and three first-floor double bedrooms. The principal bedroom extends the full depth of the property, again measuring approximately seven metres, and benefits from a Jack and Jill en suite. There is also a recently re-fitted luxury family bathroom and a useful loft room. Externally, the rear garden has been hard landscaped for low maintenance. Early viewing is strongly recommended to appreciate the quality and specification on offer.



UPVC DOUBLE GLAZED ENTRANCE PORCH

approached via UPVC double entrance doors with UPVC windows to side and having modern wood effect flooring, wall light point and UPVC opaque double glazed door with matching UPVC opaque double glazed side panels opens to:

RECEPTION HALL

having stairs to first floor, modern wood effect flooring, ceiling light point, modern vertical radiator and doors to further accommodation.

THROUGH LOUNGE

7.00m x 3.50m max (2.40m min) (23' 0" x 11' 6" max 7'10" min) having a fabulous feature walk-in UPVC double glazed bay window to front with fitted shutters, UPVC double glazed French doors with matching side panels leading out to the rear flooding the room with natural light. The current owners have added tasteful LED backlit ceiling coving giving a warming feeling on cold winter nights, radiator, two ceiling light points, a feature modern floating fireplace with real flame and log effect electric fire, tasteful decorative wall display units and a wall mounted floating storage cupboard beneath the space for the T.V.

MODERN FITTED KITCHEN

290m x 2.80m (951' 5" x 9' 2") having slate effect flooring, recessed LED downlights, modern high gloss contrasting grey and white units comprising base cupboards and drawers with complementary roll top work surface above with matching upstands, matching wall display cupboards with dual bi-fold upward rising openers, inset shaped sink and drainer, integrated dishwasher, induction hob with overhead extractor and double oven and grill with slideaway drawers and plate warmer below, integrated fridge/freezer, UPVC double glazed window to rear and opening through to:

DINING AREA

3.20m x 2.40m (10' 6" x 7' 10") having a continuation of the slate effect flooring, ceiling light point, radiator, storage cupboard with bi-fold door currently housing the tumble dryer, UPVC double glazed window to rear and UPVC opaque double glazed door leading out to the rear decking.

FIRST FLOOR LANDING

having airing cupboard, loft access hatch with pulldown ladders leading to the loft room, ceiling light point and doors leading to further accommodation.



MASTER BEDROOM

7.00m x 3.40m max (2.60m min) (23' 0" x 11' 2" max) a fabulous through room dominated by the feature super king size bed with purpose built wood panelling backing with built-in LED lighting and built-in side lamps with fitted USB charging points, wardrobe with four sliding mirrored doors, space for sofa, two radiators, two ceiling light points, fittings for wall mounted T.V., coving and feature glass block wall with mirrored sliding door opening to:

JACK AND JILL EN SUITE SHOWER ROOM

2.00m x 1.60m (6' 7" x 5' 3") accessed from both the master bedroom and the landing, and having modern ceramic tiling to floor and walls, recessed LED starlight droplet style lighting, modern suite comprising W.C. with hidden cistern, wash hand basin with high gloss units below and low-lip double shower cubicle with mains plumbed shower appliance with rainfall effect, UPVC opaque double glazed window to rear and heated towel rail.

BEDROOM TWO

4.90m x 2.70m max (1.90m min) (16' 1" x 8' 10" max 6'3" min) having two UPVC double glazed windows to front, two radiators, recess for freestanding wardrobes and two ceiling light points.

BEDROOM THREE

3.20m not including built-in wardrobes x 2.40m (10' 6" not including built-in wardrobes x 7' 10") having ceiling light point, radiator, UPVC double glazed window to rear and three door built-in wardrobe.



LUXURY RE-FITTED BATHROOM

2.80m x 2.40m (9' 2" x 7' 10") having modern wood effect flooring, modern tile effect aqua-panelling to walls and ceiling, feature wood panelled wall with vertical mirrored radiator, feature slipper bath with central taps and gravity shower, modern floating wash hand basin with illuminated mirrored light above, drawer storage below and matching floating wall mounted corner cupboard, low level W.C., useful corner shelving, ceiling light points and UPVC opaque double glazed window to side.

LOFT ROOM

5.50m x 2.40m (18' 1" x 7' 10") approached via a pulldown foldable wooden staircase and currently used as an office and gym having ceiling light, Velux window and access to eaves storage.

OUTSIDE

The property is set back from the road behind a block paved driveway suitable for multiple cars with a slatted chipped area to the side ideal for additional parking if needed. The rear garden has multi-level decking, covered area with trellising currently having a hot tub insitu, raised flower beds, block paved hard-standing area leading to the timber summerhouse at the bottom of the garden. There is a section with bark chippings and a further decked area with artificial lawn and there are fenced boundaries.

INTEGRAL GARAGE

6.20m x 2.40m (20' 4" x 7' 10") approached via an electric roller entrance door and having two ceiling light points, central heating boiler, built-in work surface and wall mounted cupboards.

COUNCIL TAX

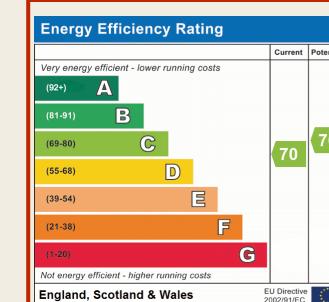
Band C.

FURTHER INFORMATION/SUPPLIES

Mains drainage, water, electricity and gas connected. Telephone 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 Once an offer is accepted on a property marketed by Bill Tandy and Company Estate prior 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

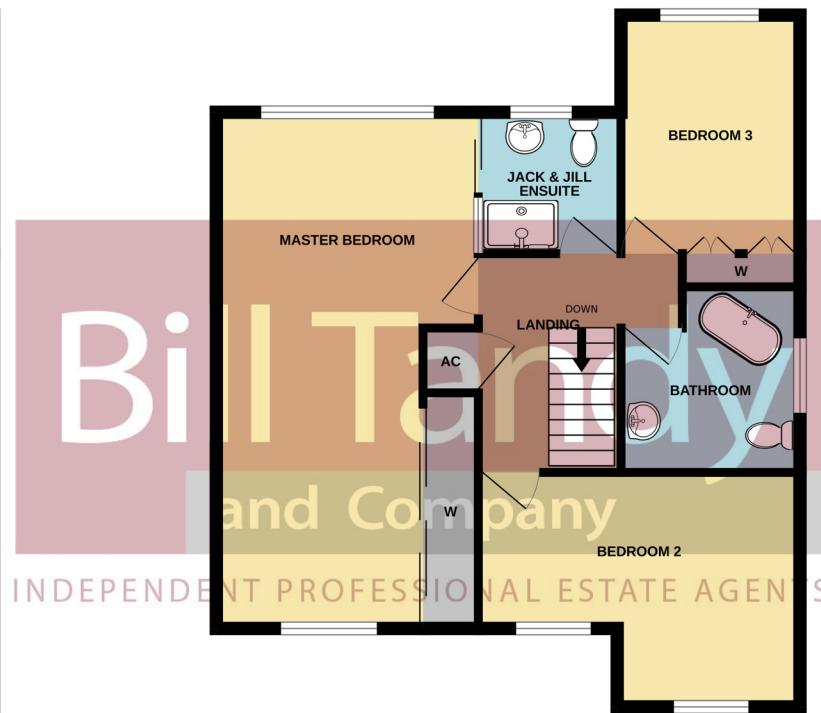
By arrangement with the Selling Agents, Bill Tandy and Company, 16 Cannock Road, Burntwood, Staffordshire, WS7 0JB on 01543 670 055 or burntwood@billtandy.co.uk

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.

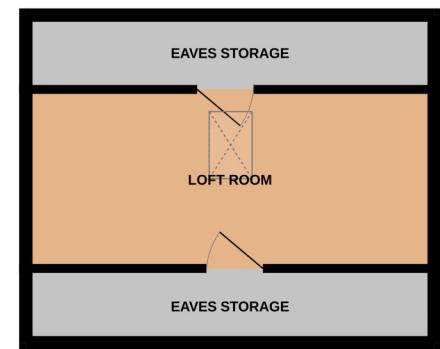
GROUND FLOOR



1ST FLOOR



2ND 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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 burntwood@billtandy.co.uk
 Tel: 01543 670 055

www.billtandy.co.uk



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