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27 Belvedere Close, Burntwood, Staffordshire, WS7 4YR

Bill Tandy
and Company

INDEPENDENT PROFESSIONAL ESTATE AGENTS

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£300,000

Bill Tandy and Company, Burntwood, are delighted to offer for sale this rare opportunity to buy a property within the desirable cul de sac of Belvedere Close, which is within close proximity of Burntwood and Chasetown town centres. The property has undergone substantial improvement and extension and provides deceptively spacious accommodation from the front aspect. For this reason we strongly urge the property is viewed internally for it to be fully appreciated. The accommodation briefly comprises porch, reception hall, superb sized 'L' shaped lounge, dining room, updated breakfast kitchen, three bedrooms to the first floor and bathroom. The ground floor also enjoys an annexe which would be ideal for a teenager or elderly relative, or could be ideal for working from home. This has its own access to the side of the property and comprises open plan lounge with modern fitted kitchen, bedroom and shower room. Outside there is ample parking to the front and there are stunning gardens to rear with a superb entertaining area provided by a sheltered pergola.



ENTRANCE PORCH

approached via a composite front entrance door with windows to either side and having grey wood style floor, meter cupboard and internal door to:

RECEPTION HALL

having staircase to first floor and doors to:

LOUNGE

4.59m x 4.00m (15' 1" x 13' 1") a generous sized 'L' shaped lounge having double glazed windows to front, radiator, recess with display alcove and spotlighting and the feature and focal point of the room is its superb fireplace having a marble style hearth and inset, wooden surround with mantel above and inset gas fire.

DINING ROOM

4.52m x 2.55m (14' 10" x 8' 4") this generously sized dining room was originally the kitchen and has wood style flooring, under stairs storage cupboard and glazed display cabinet with views into the kitchen. An archway leads off to:

RE-FITTED BREAKFAST KITCHEN

4.50m x 3.20m (14' 9" x 10' 6") having double glazed window and patio doors to rear, wood style flooring, radiator, ceiling light point, light tunnel, high gloss contemporary base cupboards and drawers surmounted by round edge work tops with matching splashback surround, wall mounted cupboards, inset one and a half bowl sink with drainer and mixer tap, inset double oven with five ring gas hob and extractor fan above, integrated dishwasher and overhang providing a breakfast bar area.

GROUND FLOOR ANNEXE

This superb ground floor annexe has a lounge, kitchen, bedroom and shower room comprising:



ANNEXE LOUNGE/KITCHEN

4.64m x 3.14m (15' 3" x 10' 4") this open plan lounge/kitchen positioned to the rear has double glazed windows to rear and side, French doors to side garden and two radiators with an additional electric booster if required. The kitchen area has a range of modern base cupboards and drawers surmounted by round edge work tops, wall mounted cupboards, inset one and a half bowl sink, inset oven and small hob, space for washing machine and ceiling spotlighting.

ANNEXE BEDROOM

3.12m x 2.50m (10' 3" x 8' 2") this bedroom could also be used as an additional sitting room to the main house if required and has double glazed window to side, radiator, useful store cupboard/wardrobe and off leads to:

ANNEXE EN SUITE SHOWER ROOM

having double glazed window to side, radiator, modern suite comprising vanity unit with inset wash hand basin and mosaic style tiled surround, low flush W.C. and shower cubicle with shower appliance over, modern tiled surround with border and tiled floor.



FIRST FLOOR LANDING

having linen cupboard, loft access and doors leading off to:

BEDROOM ONE

4.60m x 2.57m (15' 1" x 8' 5") having double glazed window to rear with views of the garden and radiator.

BEDROOM TWO

3.34m x 2.37m (10' 11" x 7' 9") having double glazed window to front and radiator.

BEDROOM THREE

3.30m x 2.06m (10' 10" x 6' 9") having double glazed window to front and radiator.

BATHROOM

having a double glazed window to side, tiled floor, tiled splashback surround and a modern suite comprising pedestal wash hand basin, low flush W.C. and corner bath with mixer taps and shower head attachment.



OUTSIDE

The property is superbly located in the highly desirable and small and select cul de sac of Belvedere Close. To the front of the property is a generously sized crete print slate coloured driveway providing parking for numerous vehicles and there is small gravelled garden area, and gated access to the rear. One of the distinct features of the property is its superbly updated rear garden having an enclosed patio area with pergola giving an all weather shelter providing an additional seating area with reclaimed brick surround. The garden beyond has steps leading to a raised shaped lawned area with borders well stocked with shrubs and flowers and further steps lead to a further garden area with sheds and ideal for a vegetable garden. The annexe has a side garden area.

COUNCIL TAX

Band C.

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

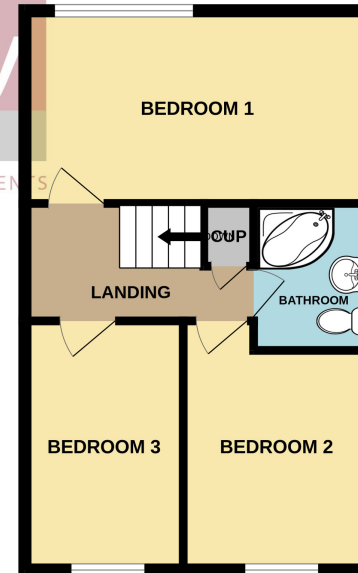
By arrangement with the Selling Agents, Bill Tandy and Company, 16 Cannock Road, Burntwood, Staffordshire, WS7 0BJ on 01543 670 055 or burntwood@billtandy.co.uk

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.

GROUND FLOOR
969 sq.ft. (90.0 sq.m.) approx.



1ST FLOOR
393 sq.ft. (36.5 sq.m.) approx.



TOTAL FLOOR AREA : 1362 sq.ft. (126.5 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.
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