



GROUND FLOOR
2986 sq.ft. (277.4 sq.m.) approx.



TOTAL FLOOR AREA: 2986 sq.ft. (277.4 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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49 Church Road, Burntwood, Staffordshire, WS7 9EA

£795,000 Freehold Offer in Region of

Bill Tandy & Company, Burntwood are privileged to be offering to the market this outstanding four bedroom detached bungalow. With an open living kitchen measuring over 11 meters and boasting four double bedrooms including three with hi-spec en-suite's and open views over farmland to the rear, this property will certainly offer buyers the wow factor! Church Road is superbly located to take full advantage of the local shopping and lifestyle amenities available at Swan Island only a short walk away and also a stones throw from the ever popular Fulfen Primary School. Having been extensively extended and updated by the current owners, this Tardis like property is set back behind a shaped brick wall guiding you into the centre of a gravelled drive offering an abundance of parking before the double garage. The rear garden is fully landscaped with low maintenance artificial lawn and various seating areas all with open views over the fields beyond. The current owners have covered every need with power, light and even hot and cold water available outside, inside the property even the little conveniences have been considered with hi level aerial points in the bedrooms as well as USB power points in each room and even put in three loft hatches for additional storage. The quality of this property can be seen throughout and would suite a range of purchasers whether downsizing onto one level or family needing more space an early viewing is considered essential to fully appreciate the accommodation on offer.



ENTRANCE PORCH

approached via a double glazed UPVC composite front door with double glazed side panels having two UPVC double glazed windows to either side, two decorative wall lights, three recessed downlights with motion sensor, tiled floor and an opaque glazed UPVC composite door with opaque glazed side panels opens to:

THROUGH HALLWAY

leading you through the centre of the property, having wood effect flooring, recessed downlights with motion sensor, alarm panel, two smoke detectors, silent running air circulating vent, three radiators, hardwood double doored storage cupboard, door to garage and doors to further accommodation.

FABULOUS FAMILY LIVING KITCHEN

11.30m x 5.10m (37' 1" x 16' 9") overall measurement - separated into living, dining and kitchen areas having a continuation of the wood effect flooring from the hallway, with the kitchen area (5.10m x 4.80m (16' 9" x 15' 9")) benefitting from under floor heating, recessed downlights, three decorative hanging lights above the breakfast bar with space for stools underneath, UPVC double glazed window overlooking the garden, seamless slab tech ice white acrylic work tops with high gloss grey base cupboards and drawers beneath, matching wall mounted cupboards, integrated one and a half bowl sink and drainer with mixer tap, AEG five burner gas hob with Zanussi extractor above, two eye-level Zanussi ovens, integrated Zanussi dishwasher and space and plumbing for American style fridge/freezer. Living/Dining Area 6.50m x 5.10m (21' 4" x 16' 9") having two vertical flat panel radiators plus a further standard flat panel radiator and triple frame tinted bi-fold doors leading out to the garden and patio area.

SITTING ROOM

5.30m x 5.30m (17' 5" x 17' 5") having feature chimney breast with tiled recess and marble hearth housing an inset gas log burner, UPVC double glazed picture window to rear framing the garden and fields beyond, recessed downlights and a continuation of the wood effect flooring.

MASTER BEDROOM

6.60m x 3.60m (21' 8" x 11' 10") having two UPVC double glazed windows to front, recessed downlights, two radiators, built-in wardrobes to one wall and sliding door to:

MASTER EN SUITE SHOWER ROOM

2.30m x 2.30m (7' 7" x 7' 7") having recessed LED downlights, UPVC opaque glazed window to side, stone effect flooring, floor to ceiling wall tiling, floating built-in cupboard, floating wash hand basin with mixer tap and storage beneath, low level W.C., double walk-in shower with glazed splash screens and mains plumbed shower appliance with dual heads and rainfall effect and chrome heated towel rail.



BEDROOM TWO

4.60m x 3.30m (15' 1" x 10' 10") having UPVC double glazed window to front, recessed downlights, built-in wardrobes to one wall and sliding door to:

EN SUITE SHOWER ROOM

having stone effect flooring, floor to ceiling wall tiling, double walk-in shower with glazed splash screens and mains plumbed shower appliance with dual head and rain fall effect, low level W.C., floating wash hand basin with storage beneath, floating wall mounted storage cupboard and chrome heated towel rail.

BEDROOM THREE

3.40m x 3.20m (11' 2" x 10' 6") having opaque glazed UPVC double glazed window to side, recessed downlights, radiator and door to:

THIRD EN SUITE SHOWER ROOM

having stone effect flooring, recessed downlights, floor to ceiling wall tiling, double walk-in shower with glazed splash screens and mains plumbed shower appliance with dual head and rain fall effect, low level W.C. with hidden cistem., floating wash hand basin with storage beneath and mirrored wall mounted storage cupboard above, further floating wall mounted storage cupboard and chrome heated towel rail.

BEDROOM FOUR

3.70m x 2.10m (12' 2" x 6' 11") having opaque UPVC double glazed window to side, radiator, recessed downlights and loft access hatch.

OFFICE/GYM

4.10m x 2.30m (13' 5" x 7' 7") having light tunnel, recessed down lights, high level aerial point, power points and radiator.



FAMILY BATHROOM

3.20m x 2.30m (10' 6" x 7' 7") having modern decorative tile flooring, floor to ceiling wall tiling and feature tiled wall, recessed down lights, light tunnel, slipper bath with central taps and gravity shower appliance, double walk-in shower with glazed splash screens and mains plumbed shower appliance with dual heads and rainfall effect, floating wash hand basin with storage beneath, low level W.C. and chrome heated towel rail.

LAUNDRY

3.20m x 2.20m (10' 6" x 7' 3") having space and plumbing for washing machine and tumble dryer, space for an additional fridge/freezer, concealed space accessed via sliding doors housing tank for the unvented heating system giving the property maximum water pressure, loft access hatch with pull down ladders, recessed down lights and radiator.

OUTSIDE

The property is set back from the road behind a decorative dwarf wall with pedestrian gate and there is gravel driveway providing ample parking for numerous vehicles and leading to the front porch and double garage. There are also two corner bedding plant areas, both courtesy and security lighting, outside power points and outside taps. To one side of the property are double gates leading to the side and rear with a hardstanding area ideal for caravan. The rear garden wraps around the back and side and has a central paved patio area with paved pathway skirting the edge of the property and leading to an additional paved seating area in the corner taking full advantage of the open views of the fields beyond, artificial lawn, courtesy and security lighting, outside power points and outside taps both hot & cold, fenced perimeters and lovely views of the countryside beyond.



DOUBLE WIDTH GARAGE

6.70m x 6.10m (22' 0" x 20' 0") approached via an electric roller entrance door and having power and light points with motion sensors, sink unit, corner cupboard with light point and housing a low level W.C., Worcester condensing boiler, loft access hatch with pull down ladders and opaque UPVC double glazed door to side.

AGENTS NOTE

The property benefits from HIVE heating system and external CCTV cameras which we understand from the vendors will be remaining at the property.

COUNCIL TAX

Band D.

FURTHER INFORMATION

Mains drainage and water connected TBC. Electricity and gas connected TBC. Telephone and Broadband connected TBC. 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			
(82+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		78	83

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.