



24 Thorpe Avenue, Burntwood, Staffordshire, WS7 1NF

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



**24 Thorpe Avenue, Burntwood,  
Staffordshire, WS7 1NF**

**£315,000**

Bill Tandy and Company, Burntwood, are delighted to be offering to the market this fantastic opportunity to secure an exquisitely presented detached family home. Located on Thorpe Avenue which is in a popular residential area with easy access to good local schools and amenities. Having been fully renovated by the current owners the property in brief comprises porch entrance, open plan lounge with dining area and kitchen, conservatory to the rear, three good sized first floor bedrooms, re-fitted family bathroom, driveway parking, integral garage and a fence enclosed landscaped rear garden. An early viewing is considered essential to fully appreciate the high specification of this property.



### **ENTRANCE PORCH**

approached via a UPVC opaque double glazed front entrance door and having tiled floor, UPVC double glazed window to side, door to integral garage and glazed internal oak door opening to:

### **LOUNGE AREA**

5.10m x 3.50m (16' 9" x 11' 6") having focal point feature contemporary fireplace with wall mounted real flame effect log pebble electric fire, UPVC double glazed bow window to front, ceiling light point, traditional style wrought-iron effect radiator, ceiling light point and access to stairs to first floor with under stairs cupboard.

### **DINING AREA**

2.70m x 2.40m (8' 10" x 7' 10") having modern wood effect flooring, decorative ceiling light point, traditional style wrought-iron effect radiator, bi-fold doors opening out onto the rear patio and opening through to:

### **RE-FITTED CONTEMPORARY KITCHEN**

2.90m x 2.20m (9' 6" x 7' 3") having a continuation of the modern wood effect flooring, recessed LED downlights, high gloss two tone fitted base and wall mounted units, pre-formed washed stone effect work surfaces with matching upstand splashbacks, inset one and a half bowl sink and drainer, gas hob with overhead extractor, eye-level oven and grill, integrated dishwasher and wine fridge, space and plumbing for American style fridge/freezer, UPVC double glazed window and glazed oak door leading to:

### **CONSERVATORY**

2.80m x 1.70m (9' 2" x 5' 7") having a continuation of the modern wood effect flooring with underfloor heating, half height brick wall with built-in power points and UPVC double glazed door opening to the rear patio.

### **FIRST FLOOR LANDING**

having UPVC opaque double glazed window to side, wooden balustrade with glazed inserts, decorative hanging ceiling light, recessed LED downlights and doors to further accommodation.



### **BEDROOM ONE**

4.20m x 3.50m (13' 9" x 11' 6") having UPVC double glazed window to front, radiator, ceiling light point and fittings for a wall mounted T.V.

### **BEDROOM TWO**

3.50m x 3.20m (11' 6" x 10' 6") having UPVC double glazed window to rear, ceiling light point, radiator and loft access hatch leading to insulated loft space.

### **BEDROOM THREE**

3.40m x 2.30m (11' 2" x 7' 7") having UPVC double glazed window to front, ceiling light point and radiator.

### **RE-FITTED FAMILY BATHROOM**

having slipper bath with freestanding taps and gravity fed shower fitment having decorative lighting above, walk-in shower area with mains fed shower fitment and glazed splash screen, low level W.C. with hidden cistern with feature panel and decorative recess and LED lighting, modern floating wash hand basin with mono mixer tap and storage cupboards below, illuminated wall mounted mirror above, tiled flooring with underfloor heating, tiling to walls, contemporary wall mounted heated towel rail, additional ceiling light point and UPVC opaque double glazed window to rear.



## OUTSIDE

The property is set back from the road behind a large tarmac driveway providing parking for at least four vehicles with block paved edging and bedding plant border, and a side access leads to the rear. To the rear of the property is a fence enclosed garden which has been beautifully landscaped by the current owners having a lovely porcelain tiled patio area with steps leading up to the lawn with additional porcelain tiled seating area, raised beds for bedding plants and hard standing for shed.

## INTEGRAL GARAGE

4.90m x 2.20m (16' 1" x 7' 3") approached via side opening entrance door and having power and lighting, plumbing for washing machine and tumble dryer, combination boiler and wooden framed window to side.

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92+)		
B (81-91)		
C (69-80)		73
D (55-68)	58	
E (39-54)		
F (21-38)		
G (1-20)		
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.

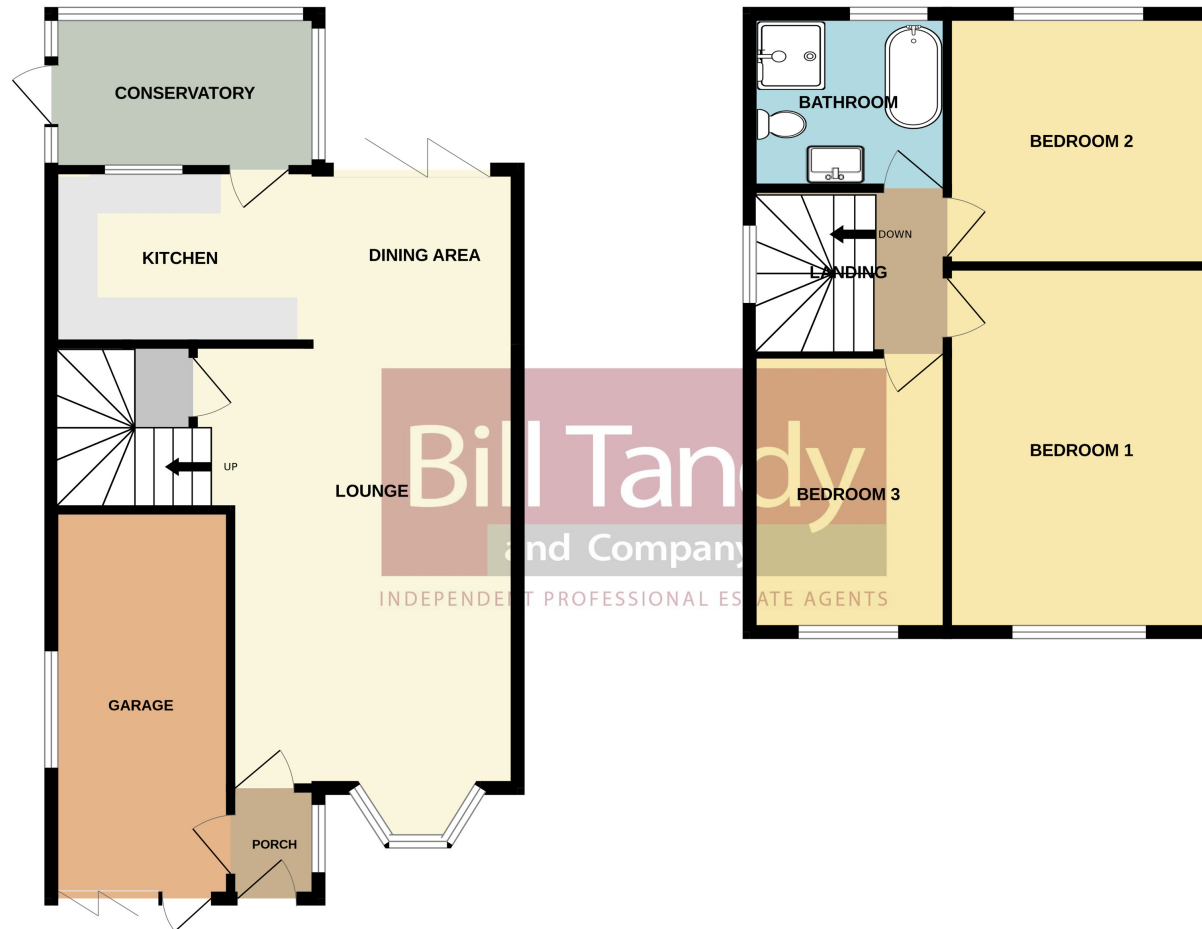
## VIEWING

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  
656 sq.ft. (61.0 sq.m.) approx.

1ST FLOOR  
519 sq.ft. (48.2 sq.m.) approx.



TOTAL FLOOR AREA : 1175 sq.ft. (109.2 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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