



52 Leam Drive, Burntwood, Staffordshire, WS7 9JG

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

## 52 Leam Drive, Burntwood, Staffordshire, WS7 9JG

# £350,000

Bill Tandy and Company, Burntwood, are delighted to offer for sale this substantially improved updated and extended link detached house superbly located on the highly sought after and desirable Church Farm estate. The property is located along Leam Drive with an open lawned aspect to the front, whilst being a short distance from Burntwood town centre. Further amenities are found nearby within the cathedral city of Lichfield. The property itself, which has no upward chain, has been superbly updated and extended to provide generous sized and modern living. For this reason we strongly urge the property is viewed for it to be fully appreciated. The accommodation comprises reception hall, updated guests cloakroom, lounge, dining room, extended kitchen, utility, ground floor family room/office/potential fourth bedroom, three first floor bedrooms and updated bathroom. To the front is parking leading to the garage and gardens to front and rear.



### RECEPTION HALL

approached via a composite double glazed entrance door and having tiled floor, triangular shaped double glazed window to front with shutters, radiator and doors open to:

### GUESTS CLOAKROOM

having tiled floor, mosaic style tiled splashback surround, pedestal wash hand basin with mixer tap and low flush W.C.

### SITTING ROOM

5.25m x 4.40m (17' 3" x 14' 5") having double glazed bow window to front with shutters, radiator, laminate floor and the feature and focal point of the room is its fireplace with a granite hearth and exposed cast-iron fireplace surround with mantel. Stairs rise to the first floor, ceiling coving and door to:

### DINING FAMILY ROOM

4.73m x 2.84m (15' 6" x 9' 4") having bi-fold doors to rear garden, two skylight windows to the vaulted ceiling section, laminate floor and radiator.

### EXTENDED BREAKFAST KITCHEN

4.70m x 2.80m (15' 5" x 9' 2") having double glazed window to rear, skylight windows to vaulted ceiling section, tiled floor, base cupboards and drawers with round edge work tops above, tiling surround, wall mounted storage units, inset sink with drainer, Flavel range style cooker with multi-ovens and eight ring gas hob with extractor fan above, integrated appliances include Bosch microwave, inset integrated fridge/freezer and dishwasher, ceiling spotlighting, tiled floor, glazed display cabinets and wine rack. Door to:

### FAMILY ROOM/BEDROOM FOUR/OFFICE

3.73m x 2.47m (12' 3" x 8' 1") this highly versatile ground floor room has French doors to the rear garden, radiator, laminate floor and door to garage.



### UTILITY

1.93m x 1.26m (6' 4" x 4' 2") having door to garage, base and wall mounted store cupboards, round edge work top with inset stainless steel sink and tiled splashback and space for tumble dryer.

### FIRST FLOOR LANDING

having loft access, generously sized store cupboard with light and doors open to:

### BEDROOM ONE

4.46m to front of wardrobes x 2.80m (14' 8" to front of wardrobes x 9' 2") having double glazed window to rear, radiator and superb fitted wardrobes.

### BEDROOM TWO

3.31m x 2.88m (10' 10" x 9' 5") having double glazed window to front with shutters, laminate floor and radiator.

### BEDROOM THREE

3.32m x 2.85m (10' 11" x 9' 4") having double glazed window to front with shutters, laminate floor and radiator.



### RE-FITTED FAMILY BATHROOM

having an obscure double glazed window to side, chrome heated towel rail, polished porcelain floor and wall tiling, ceiling spotlighting and a contemporary white suite comprising pedestal wash hand basin, low flush W.C. and twin ended bath with bi-fold shower screen and shower appliance over.

### OUTSIDE

To the front of the property is a block paved driveway providing parking and access to the garage. There is a shaped foregarden with flower bed borders and hedged and walled perimeter. To the rear is a paved patio area, superb sized shaped lawn set beyond with well stocked mature borders with low level shrubs and trees, rear gravelled patio area ideal for entertaining, shed and fenced surround.

### GARAGE

4.86m x 2.70m (15' 11" x 8' 10") having an electrically operated roller shutter door, light and power supply and Worcester boiler.

### COUNCIL TAX

Band D.



### TENURE

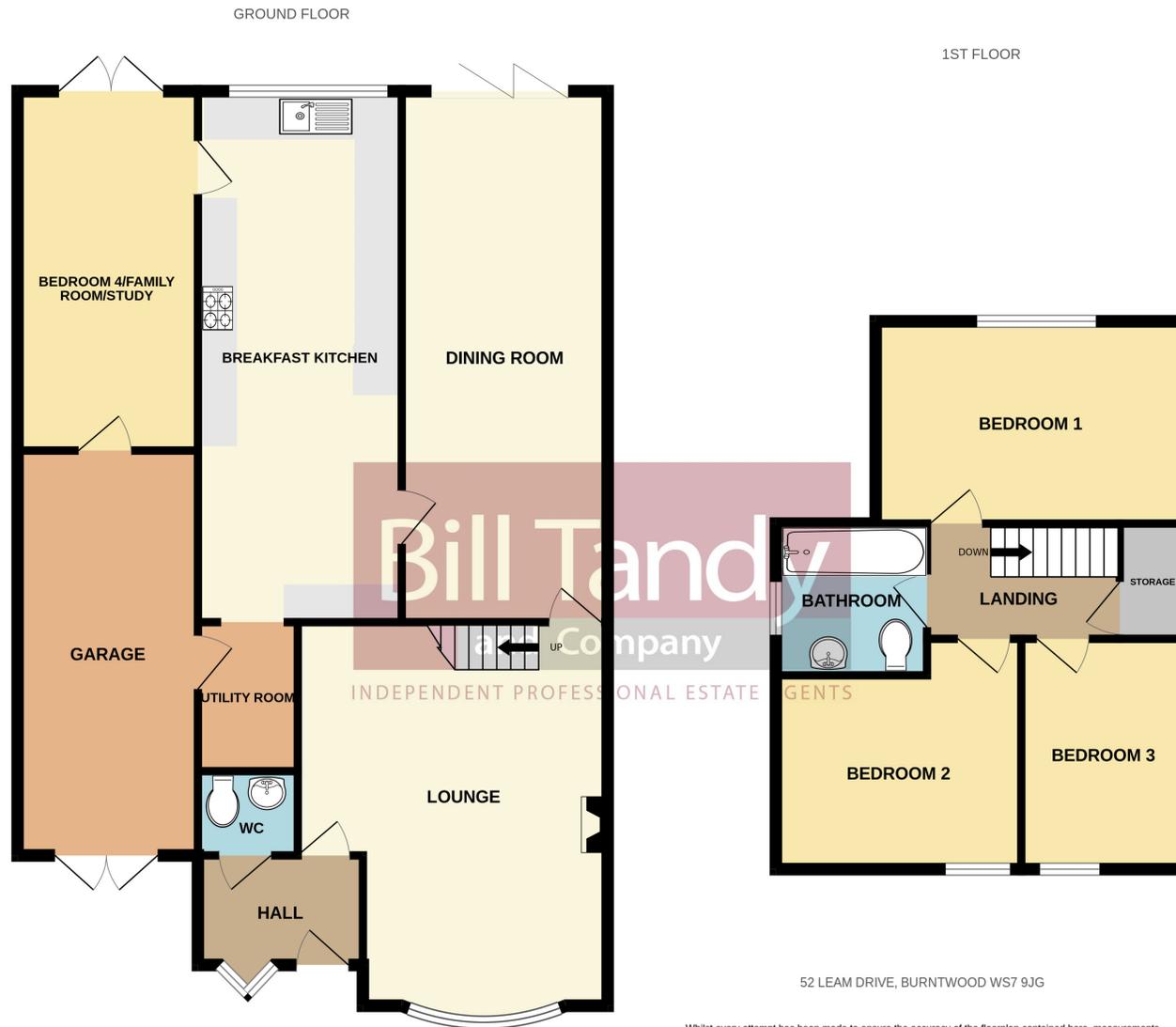
Our client advises us that the property is Freehold. Should you proceed with the purchase of the property these details must be verified by your solicitor.

### 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.





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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