



# DRAFT

62 Kingsdown Road, Burntwood, Staffordshire, WS7 1PN

**Bill Tandy**  
and Company

INDEPENDENT PROFESSIONAL ESTATE AGENTS

## 62 Kingsdown Road, Burntwood, Staffordshire, WS7 1PN

# £350,000

Bill Tandy and Company, Burntwood, are delighted to offer for sale this superbly updated and generously sized four bedroom link detached house located on the corner position of Kingsdown Road. The property itself has undergone substantial improvement and provides a modern contemporary feel throughout, and we strongly urge the property is viewed to be fully appreciated. The accommodation comprises hall, lounge with bay window to front, bedroom five/family room, re-fitted family dining kitchen, updated ground floor guests cloakroom, four first floor bedrooms, home office and family bathroom. Outside there is parking to the front, side and rear for numerous vehicles, and a garage and gardens to the rear. Early viewings are strongly recommended to appreciate the size and the condition of the property.



### RECEPTION HALL

approached via a composite front entrance door and having stairs to first floor and doors to:

### LOUNGE

4.87m x 3.32m max (16' 0" x 10' 11" max) having a double glazed walk-in square bay window to front, radiator, concealed space for T.V. unit, recessed display alcoves and glazed panelled double doors open to:

### RE-FITTED DINING KITCHEN

7.33m x 2.86m (24' 1" x 9' 5") having double glazed windows overlooking the rear garden with French doors and additional single door to rear, Karndean floor, radiator, ceiling light points and further spotlighting, useful cloak cupboard and utility cupboard having spaces for washing machine and tumble dryer. There is a range of high gloss base cupboards and drawers surmounted by white marble style quartz work tops with upstand splashbacks, inset one and a half bowl sink unit with swan neck mixer tap, Bosch stainless steel oven with Bosch microwave/grill above, inset Bosch induction hob, integrated appliances include fridge/freezer and dishwasher, useful larder cupboards and concealed space for Glow-worm boiler. Door to:

### RE-FITTED GROUND FLOOR W.C.

having wall mounted wash hand basin, low flush W.C. with tiled surround, wooden beam above and spotlighting.

### FAMILY ROOM/BEDROOM FIVE

3.96m into bay x 2.69m (13' 0" into bay x 8' 10") this superb additional ground floor room could be used as a fifth bedroom, family room or home office having double glazed square bay window to front and radiator.

### FIRST FLOOR LANDING

having door to former airing cupboard ideal now for storage, loft access and doors to:



### BEDROOM ONE

4.25m max x 2.48m (13' 11" max x 8' 2") having double glazed window to front, radiator, recess ideal for shelving or space for television and fitted wardrobe.

### BEDROOM TWO

3.27m plus wardrobes x 2.65m (10' 9" plus wardrobes x 8' 8") having double glazed window to front, radiator, ceiling spotlighting and built-in wardrobes.

### BEDROOM THREE

2.89m plus wardrobes x 2.68m (9' 6" plus wardrobes x 8' 10") having double glazed window to rear, radiator and built-in wardrobes.

### BEDROOM FOUR

2.59m x 1.63m (8' 6" x 5' 4") having double glazed window to rear and radiator.

### STUDY

1.70m x 1.53m (5' 7" x 5' 0") this first floor home office space has double glazed window to side and radiator.



## FAMILY BATHROOM

having an obscure double glazed window to rear, ceiling spotlighting, chrome heated towel rail, modern white suite comprising vanity unit with inset contemporary wash hand basin and low flush W.C, walk-in shower with Mira shower appliance over and bath with mixer taps and shower head attachment, full ceiling height tiling surround with mosaic border and tiled floor.

## OUTSIDE

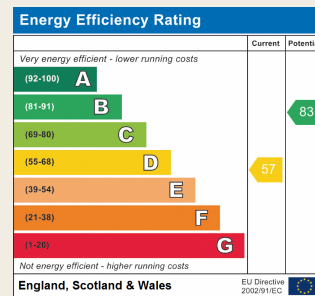
To the front of the property is a generous block paved driveway which extends to the left hand side of the property, and there is a side gate to the rear garden. Additional parking can be found to the rear of the property with a recently improved tarmac driveway with block paved border which leads to the garage. To the rear of the property is a paved patio area ideal for entertaining, shaped lawn and walled and fenced boundaries.

## GARAGE

having an up and over entrance door and courtesy door to the rear garden.

## COUNCIL TAX

Band C.



## TENURE

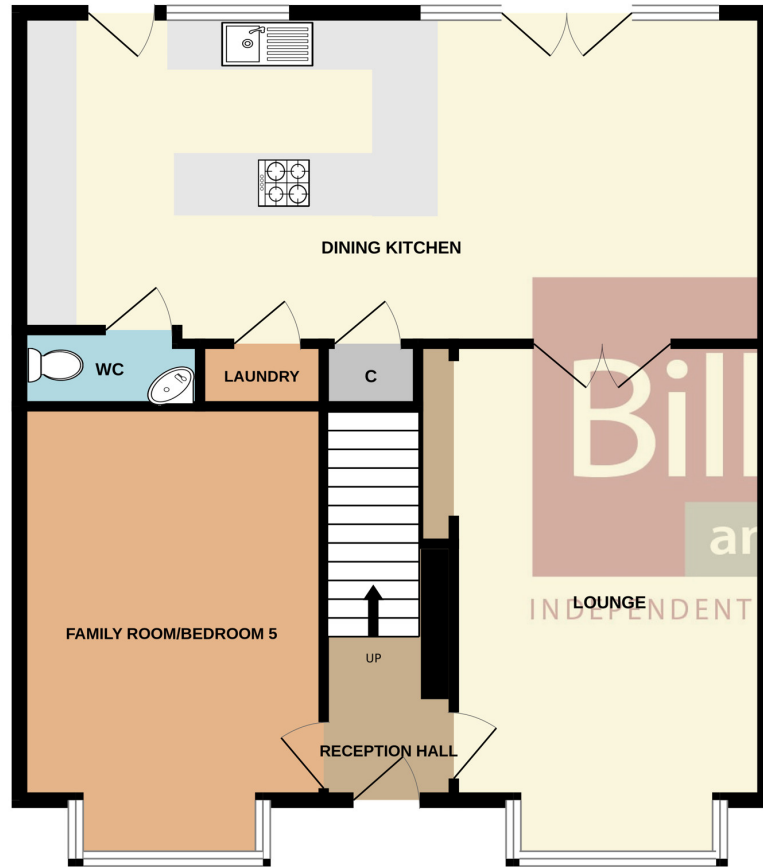
Our client advises us that the property is Freehold. Should you proceed with the purchase of the property these details must be verified by your solicitor.

## VIEWING

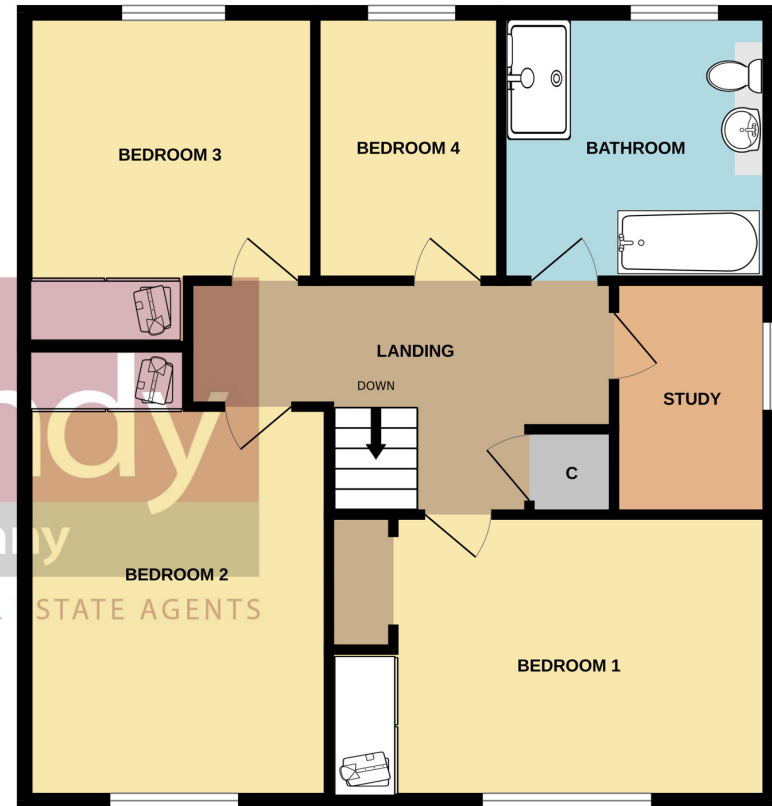
By arrangement with the Selling Agents, Bill Tandy and Company, 16 Cannock Road, Burntwood, Staffordshire, WS7 0BJ on 01543 670 055 or burntwood@billtandy.co.uk

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  
863 sq.ft. (80.2 sq.m.) approx.



1ST FLOOR  
836 sq.ft. (77.7 sq.m.) approx.



TOTAL FLOOR AREA : 1699 sq.ft. (157.9 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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