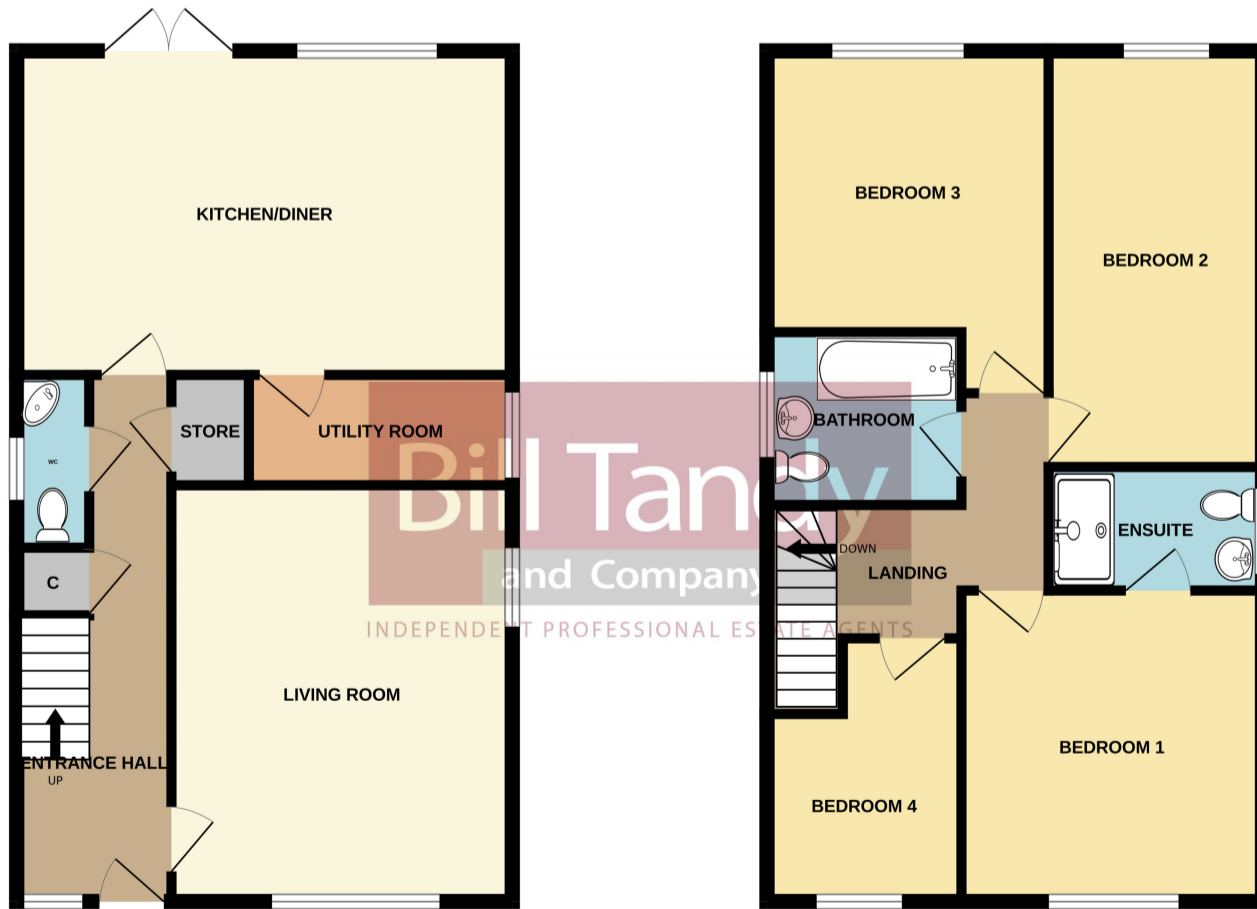




GROUND FLOOR

1ST FLOOR



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.  
Made with Metropix ©2024

**76a Oakdene Road, Burntwood,  
Staffordshire, WS7 4SA**

## **£335,000 Freehold Offers in Region of**

Bill Tandy & Company, Burntwood, are delighted to be offering to the market this fabulous, one of a kind four double bedroom detached family home, having only been built 6 years ago by a renowned local builder this property offers all the convenience and efficiency buyers expect of any new build. Being beautifully presented throughout and offering the rarity that is plenty of off street parking, with the current owners having had 5+ cars as well as their campervan on the vast block paved driveway. The property is still able to offer both front and back lawns with the rear also having a lovely patio seating area plus a hardstanding area for a large shed, internally the property boasts four double bedrooms with the main bedroom also offering a sleek ensuite shower room along side a fitted family bathroom upstairs, whilst on the ground floor your welcomed by the duel aspect and hardwood style flooring in the reception hall which also offers a guest w/c and two storage cupboards before entering the stunning family kitchen diner stretching the full width of the property plus a separate utility room all still while having a good size living room on the front. An early viewing of this property is highly recommended to fully appreciate the level and standard of accommodation on offer.



### **THROUGH HALLWAY**

approached via a composite UPVC opaque double glazed front entrance door with UPVC opaque double glazed side panel and having hardwood effect flooring, three ceiling light points, smoke detector, UPVC opaque double glazed window to side, radiator, under stairs cupboard, stairs to first floor, coat storage cupboard and doors to further accommodation.

### **GUESTS CLOAKROOM**

having wood effect flooring, UPVC opaque double glazed window to side, ceiling light point, extractor fan, radiator, low level W.C., corner wash hand basin with storage cupboard beneath and modern tiled splashbacks.

### **LIVING ROOM**

4.90m x 3.90m (16' 1" x 12' 10") having recessed LED downlights, radiator and UPVC double glazed windows to front and side.

### **DINING KITCHEN**

5.80m x 3.70m (19' 0" x 12' 2") approached via a glazed door from the hallway and having a continuation of the wood effect flooring, recessed LED downlights, modern high gloss storage cupboards, wood effect work tops, integrated gas hob with overhead extractor and oven beneath, cupboard housing the Ideal combination boiler, one and a half bowl stainless steel sink and drainer with mixer tap, integrated dishwasher, integrated fridge/freezer, UPVC double glazed window to rear, UPVC double glazed French doors out to the garden and door to:

### **UTILITY ROOM**

having a continuation of the wood effect flooring, recessed LED downlights, UPVC opaque double glazed window to side, matching work tops to the kitchen with space and plumbing beneath for washing machine and tumble dryer.



### **FIRST FLOOR LANDING**

having two ceiling light points, smoke detector and loft access hatch with pulldown ladder leading to the loft space with power and light. Doors lead off to:

### **BEDROOM ONE**

3.70m x 3.50m (12' 2" x 11' 6") having radiator, ceiling light point, UPVC double glazed window to front and door to:

### **EN SUITE SHOWER ROOM**

having wood effect flooring, recessed downlights, fitted high gloss storage units with granite effect top, inset W.C. with hidden cistern, inset wash hand basin with storage cupboard beneath and tiled splashback, walk-in double shower with modern tiled splashback and mains fed dual head shower unit with rainfall effect, heated towel rail and a UPVC opaque double glazed window to side.

### **BEDROOM TWO**

4.90m x 2.50m (16' 1" x 8' 2") having UPVC double glazed window to rear, radiator and ceiling light point.

### **BEDROOM THREE**

3.30m x 3.30m (10' 10" x 10' 10") having UPVC double glazed window to rear, ceiling light point and radiator.



### **BEDROOM FOUR**

2.30m min x 2.20m min (7' 7" min x 7' 3" min) having ceiling light point, radiator and UPVC double glazed window to front.

### **FAMILY BATHROOM**

having wood effect flooring, fitted high gloss storage units with granite effect top, modern tiled splashbacks, inset wash hand basin with storage beneath, low level W.C. with hidden cistern, modern 'P' shaped bath with mains fed overhead shower fitment with dual head and rainfall effect and tiled splashback, recessed downlights, heated towel rail and UPVC opaque double glazed window to side.

### **OUTSIDE**

The property is set well back from the road and has a block paved driveway providing parking for several vehicles and campervan with inset parking bollard, still allowing for a shaped lawned foregarden with gravel borders. To the rear is an Indian sandstone style paved patio area providing a lovely seating area and leading around to the side access of the property, with railway sleeper steps up to the lawned garden area having hardstanding area for shed and fenced perimeters.

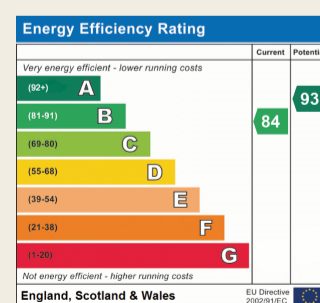


### **COUNCIL TAX**

Band D.

### **FURTHER INFORMATION**

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/>



### **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.