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59 Severn Drive, Burntwood, Staffordshire, WS7 9JF

**Bill Tandy**  
and Company

INDEPENDENT PROFESSIONAL ESTATE AGENTS

**59 Severn Drive, Burntwood,  
Staffordshire, WS7 9JF**

**£475,000**

Substantial detached family property situated in this ever popular location which enjoys extended ground floor accommodation to both the side and rear. This much loved home has accommodation including entrance hall with guest cloakroom, spacious lounge, dining room, fabulous breakfast kitchen, home office/occasional bedroom and utility room. To the first floor there are four bedrooms and shower room. Externally the property has a paved driveway with standing for four vehicles, this also accesses the integral garage. To the rear a particularly well maintained garden.

Local countryside is a just a short distance away along Farewell Lane

Planning was granted for a further first floor extension allowing for a large master bedroom with en-suite facility, date of permission 8/06/2023 Application number 23/00392/FUH, Lichfield District Council.



## **GROUND FLOOR**

### **ENTRANCE HALL**

Accessed via a modern composite entrance door. Stairs rising to the first floor, vertical wall mounted central heating radiator, service door to the garage.

### **GUEST CLOAKROOM**

comprising a suite in white of wash hand basin with storage beneath, W.C. Opaque double glazed window to the front elevation, central heating radiator.

### **LIVING ROOM**

18' 9" x 12' 10" (5.71m x 3.91m) With double glazed bow window to the front elevation, central heating radiator, central feature fireplace, coving to ceiling. Door opening to the home office/occasional bedroom.

### **DINING ROOM**

12' 8" x 10' 7" (3.86m x 3.23m) With bi-fold doors opening to the rear garden, central heating radiator, laminate flooring, down lighters.

### **BREAKFAST KITCHEN**

22' 0" x 11' 5" (6.71m x 3.48m) A real feature of the property with an extensive range of units at eye and base level providing work surface, storage and appliance space. Integrated appliances include an induction hob with extractor over, double electric oven, fridge and dishwasher. Space for a breakfast table, one and a quarter bowl sink unit with mixer tap over, central heating radiator, tiled floor, down lighters, understairs storage cupboard, opaque



double glazed window to the side elevation, double glazed window to the rear elevation, door opening to the garden

### **HOME OFFICE/OCCASIONAL BEDROOM**

17' 1" x 7' 11" (5.21m x 2.41m) With double glazed window to the front elevation, central heating radiator, coving to ceiling.

### **UTILITY ROOM**

With single drainer sink unit, plumbing for washing machine, opaque double glazed window to the rear elevation, central heating radiator, tiled floor.

## **FIRST FLOOR**

### **LANDING**

With access to the roof space. Airing cupboard.

### **MASTER BEDROOM**

12' 10" x 8' 5" (3.91m x 2.57m) With double glazed window to the front elevation, central heating radiator, ceiling light and fan, coving to ceiling.



### **BEDROOM TWO**

10' 3" x 9' 11" (3.12m x 3.02m) With double glazed window to the rear elevation, central heating radiator, wood effect flooring, coving to ceiling.

### **BEDROOM THREE**

8' 5" x 8' 3" (2.57m x 2.51m) With double glazed window to the front elevation, central heating radiator, storage recess.

### **BEDROOM FOUR**

7' 7" x 6' 11" (2.31m x 2.11m) With double glazed window to the rear elevation, central heating radiator, wood effect flooring, coving to ceiling.

### **SHOWER ROOM**

Comprising a suite in white of wash hand basin with storage beneath, W.C. Walk in cubicle housing the mains fed shower, with rain head fitting. Opaque double glazed window to the rear elevation, central heating radiator, down



lighters.

### **GARAGE**

16' 9" x 8' 2" (5.11m x 2.49m) With roller door, sink unit, modern wall mounted Worcester central heating boiler, service door to the entrance hall.

### **OUTSIDE**

The property has a block paved frontage with parking for four vehicles, and providing access through to the integral garage. To the rear a most attractively presented garden with shaped lawn, stocked border and an area of patio.

COUNCIL TAX BAND C LICHFIELD DISTRICT COUNCIL

### **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



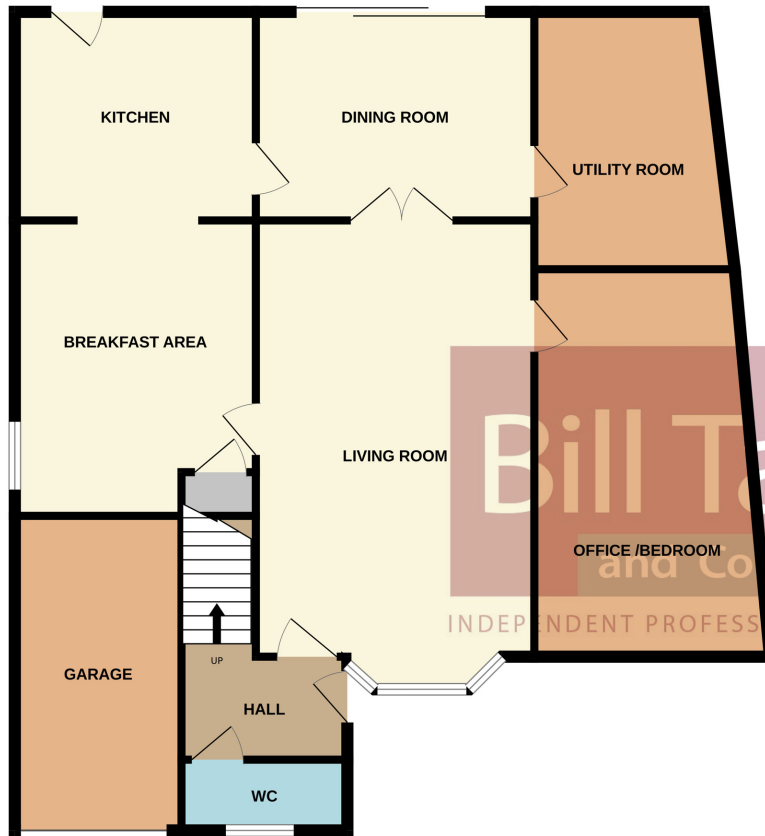
your solicitor.

### **VIEWING**

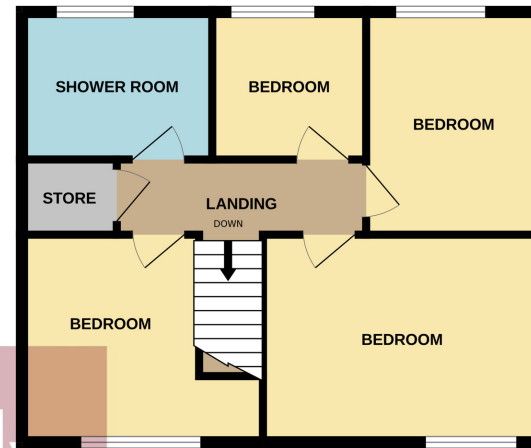
By arrangement with the Selling Agents, Bill Tandy and Company, 16 Cannock Road, Burntwood, Staffordshire, WS7 0BJ on 01543 670 055 or burntwood@billtandy.co.uk

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



1ST FLOOR



59 SEVERN DRIVE BURNTWOOD

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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