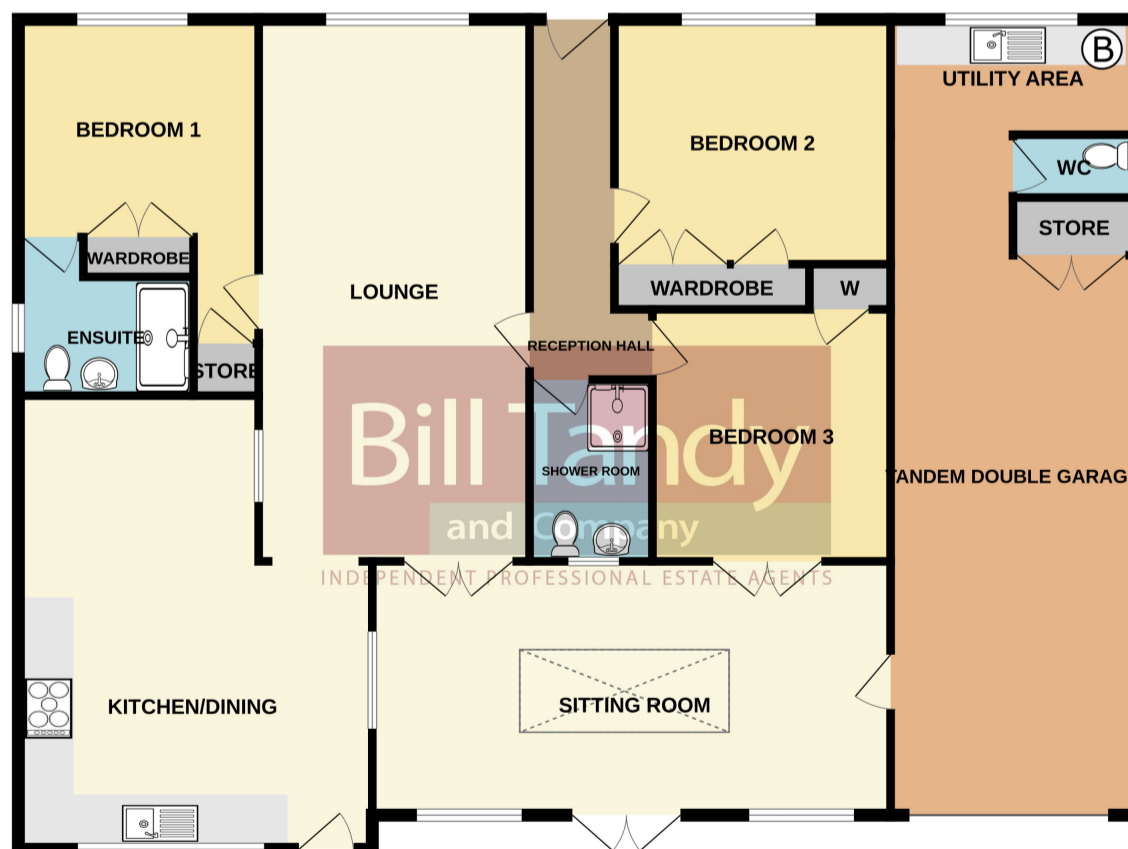


DRAFT

GROUND 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.
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**139 Cannock Road, Burntwood,
Staffordshire, WS7 0BB**

£425,000 Freehold

What a fabulous surprise we have here, a deceptively spacious Tardis of a detached bungalow with pedestrian frontage onto Cannock Road having undergone several extensions over the years. Approached via vehicular gated access off Grange Avenue, this immaculately presented three bedroom detached bungalow occupies a prime corner position with a wealth of accommodation and features including high ceilings, deep skirting boards and pictures rails with neutral decoration throughout. The property is offered with no onward chain and conveniently located with excellent access to good local amenities, transport links and schools. The secure gated rear access offers plentiful parking for multiple vehicles or even campervans, along with the addition of the tandem double garage stretching a whopping 11m x 3.4m, furthermore there is generous lawned garden to the front. Internally the property boasts a 4.8m x 6.3m dining kitchen, two further very good sized reception rooms, three well appointed double bedrooms with the main bedroom being complemented by an ensuite shower room, and principle shower room. Viewing is strongly encouraged to fully appreciate the accommodation on offer.



RECEPTION HALLWAY

Approached via a obscure upvc double glazed entrance door with hard wood flooring, high ceiling and deep skirting boards, picture rail, dado rail, coving to ceiling, radiator, two wall lights, smoke detector and off leads;

LOUNGE

3.6m x 7.2m (11' 10" x 23' 7") continuation of the hardwood flooring, upvc double glazed window to front aspect, feature high ceiling, deep skirting boards, picture rail, dado rail, decorative cornice and 2 ceiling light points with ceiling rose, three wall light points, two radiators, focal point modern electric fireplace with marble surround and mantle, upvc double glazed window to front aspect, decorative internal window into the dining room, opening through to the kitchen, door to bedroom and glazed double doors to sitting room.

KITCHEN DINER

4.8m max & 3.3m min (15' 9" x 10' 10") x 6.2m max & 4.2m min (20' 4" x 13' 9") with continuation of the hardwood flooring, high ceiling and deep skirting boards and fitted with a cottage style kitchen with wooden matching base and wall units and glazed display units, under counter lighting, inset 1 1/2 bowl ceramic sink and drainer unit with mono mixer tap, integrated dishwasher, space and plumbing for a 5 burner Aga style cooker with extractor hood above, checker board style ceramic tiled splashbacks, space and plumbing for American style fridge freezer, two radiators, three ceiling light points, decorative fan light, decorative stained glass window through to the sitting room, upvc double glazed window to rear aspect and upvc double glazed door to rear garden with pitched storm porch rear parking area and garden.

SITTING ROOM

7.1m x 3.3m (23' 4" x 10' 10") continuation of the hardwood flooring, high ceiling, deep skirting boards, upvc double glazed French doors leading out to the rear garden with triple



panelled windows to either side, feature lantern roof, recessed downlighters, two radiators, door to bedroom three and courtesy door to garage.

BEDROOM ONE

3.3m x 3.5m (10' 10" x 11' 6") leading off the lounge with high ceilings, deep skirting boards, coved ceiling, picture rail, dado rail, ceiling light point with ceiling rose, upvc double glazed window to front aspect, radiator, mirror fronted built-in wardrobes, door to;

ENSUITE SHOWER ROOM

2.4m x 1.5m (7' 10" x 4' 11") fitted with a suite comprising built-in vanity unit with hidden cistern w.c., and inset sink with storage cupboard beneath, wall mounted mirrored cupboard above with lighting, walk-in double shower with mains fed dual shower head, aqua boarding, tiled flooring, obscure upvc double glazed window to side aspect, ceiling light point, radiator.

BEDROOM TWO

3.3m x 3.6m (10' 10" x 11' 10") with feature high ceilings, deep skirting boards, coving, dado rail, picture rail, ceiling light point with ceiling rose, upvc double glazed window to front aspect, radiator, built-in triple wardrobe.



BEDROOM THREE

3.2m x 3.3m (10' 6" x 10' 10") with high ceilings and deep skirting boards, coved ceiling, dado rail, picture rail, ceiling light point with ceiling rose, built-in wardrobe, glazed double doors through to the sitting room

FAMILY SHOWER ROOM

with a suite comprising corner shower cubicle with glazed screens with aqua boarding and electric wall mounted shower, built-in vanity unit with hidden cistern w.c., and inset sink with storage cupboard beneath, wall mounted storage cupboard, heated towel rail, 3/4 tiled wall tiling, tiled flooring, ceiling light point, extractor fan, obscure upvc double glazed window through to the sitting room.

TANDEM DOUBLE GARAGE

11m x 3.4m (36' 1" x 11' 2") used formerly as a workshop the generously sized garage is accessed from the rear driveway via electronically operated roller shutter door and having pitched roof and loft space, courtesy door to the sitting room, two radiators, three ceiling light points, upvc double glazed window to front aspect, utility area with roll top work surfaces with tiled splashbacks, storage cupboards, space and plumbing for washing machine and



tumble dryer, wall mounted Worcester Combination boiler, door to w.c. with ceiling light point and extractor fan, double opening storage cupboards.

OUTSIDE

the property is set back from the road with dwarf brick walling, fore garden mainly laid to lawn with planted borders, central path with gate to front entrance door.

Side pedestrian gated access via both sides of the property lead to the rear generously sized garden which is block paved and hard landscaped providing parking for multiple vehicles with wrought iron gated vehicle access approached via Grange Road, with walled, fenced and hedged boundaries. The paved area has central island with traditional style lamp post, there is fenced off area with two sheds and greenhouse, further paved patio area ideal for seating and alfresco dining, further fenced area for bin store, various mature herbaceous borders. Storm porch gives access to the kitchen diner.

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.