



5 Pine Tree Close, Burntwood, Staffordshire, WS7 4TE

Bill Tandy
and Company
INDEPENDENT PROFESSIONAL ESTATE AGENTS

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£325,000 Offers Over

** WOW - 4 BEDROOM HOME ON A SOUGHT AFTER DEVELOPMENT ** Bill Tandy and Company are delighted to offer for sale this generous size and updated modern four bedroom three storey end terraced family home located within this select modern development constructed by Charles Church, views to front, with this particular property being of the Ladbroke design. Having UPVC double glazing and gas fired central heating the well planned accommodation in brief comprises welcoming through hallway, guests cloakroom, spacious updated breakfast kitchen, family lounge, UPVC double glazed conservatory, three good sized first floor bedrooms and family bathroom and the second floor landing opens to the superb feature generous size master suite with shower room. To the side there is a single garage and driveway providing parking for approximately two vehicles and to the rear is a delightful enclosed garden. An early internal viewing comes strongly recommended to fully appreciate the wealth of accommodation on offer within this superb home.



ENTRANCE HALLWAY

this welcoming through hall is approached via a main entrance door with obscure double glazed, radiator, stairs to first floor with storage cupboard, LVT tile look flooring and door open to

GUESTS CLOAKROOM

having a modern white suite with chrome style fittings comprising dual flush close coupled W.C. and pedestal wash hand basin with mono tap with ceramic tiled splashback, radiator and an obscure UPVC double glazed window to front.

BREAKFAST KITCHEN

17' 8" max x 9' 8" (5.38m max x 2.95m) This recently updated and spacious breakfast kitchen offers a comprehensive range of matching wall and base units incorporating deep pan drawers, complementary white roll top work surfaces with tiled splashbacks, inset one and a half bowl black sink with drainer with chrome style mixer tap, gas hob with concealed extractor fan above, matching double oven set below, integral dishwasher, space and plumbing for washing machine, floor space for a breakfast/dining table, radiator, walk-in UPVC double glazed bay window to front and additional UPVC double glazed window to side.

LOUNGE

16' 2" x 9' 4" (4.93m x 2.84m) having a set of UPVC double glazed French doors alongside a UPVC double glazed window looking through to the conservatory.

CONSERVATORY

12' 10" x 9' 4" (3.91m x 2.84m) a lovely addition to the property this UPVC double glazed conservatory has a pitched polycarbonate roof, windows to side and rear, brick base with display sill, double French doors leading out to the rear garden.

FIRST FLOOR LANDING

having built-in airing cupboard housing tank and linen shelving, stairs to ground floor and second floor accommodation whilst doors open to



BEDROOM TWO

13' 7" x 9' 2" (4.14m x 2.79m) having a UPVC double glazed window overlooking the rear garden, radiator,

BEDROOM THREE

12' 1" x 9' 2" (3.68m x 2.79m) having a set of UPVC double glazed French doors opening onto a Juliette balcony with balustrade to front, radiator.

BEDROOM FOUR

9' 6" x 6' 7" (2.90m x 2.01m) versatile bedroom could be ideal as a home office space with UPVC double glazed window overlooking the rear garden, radiator, telephone socket.

BATHROOM

having a contemporary white suite comprises a white vanity unit with matching w.c. alongside, inset sink above is complimented with modern tiling surround, P-Shaped shower bath with wall mounted shower unit and curved shower splash screen, complementary part ceramic splashback wall tiling, radiator and obscure UPVC double glazed window to front.

SECOND FLOOR LANDING

Stairs from the first floor landing provides access to the second floor with door opening to



MASTER BEDROOM SUITE

20' 1" x 9' 9" (6.12m x 2.97m) This generous size main bedroom extends to the whole of the top floor with UPVC double glazed window to front, additional Velux double glazed skylight set within part sloping ceiling to rear, loft access hatch, built-in double wardrobe, additional built-in storage cupboard, radiator, door opens to:

EN SUITE SHOWER ROOM

having a contemporary white suite with chrome style fittings comprising dual flush close coupled W.C., pedestal wash hand basin with mono tap and corner shower cubicle with shower splash screen door and wall mounted shower unit, complementary part ceramic splashback wall tiling, radiator, double glazed Velux skylight to rear.

OUTSIDE

The property sits back from the pavement approached via a paved pathway leading to the main entrance door with wall mounted courtesy light.



GARDENS

Set to the rear is a recently landscaped garden complimented with a grey indian sandstone patio ideal for entertaining circular lawn beyond with block paved border, fence enclosed garden an additional gravelled area to the rear of the garage, lighting, side gate to parking area and a useful courtesy door to garage.

GARAGE

(not measured) approached via a vehicular up and over entrance door and having useful overhead storage and courtesy door opens 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.

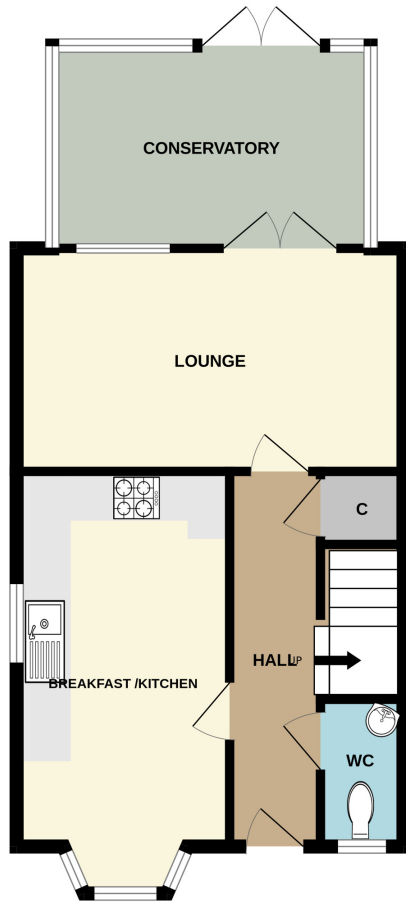


VIEWING

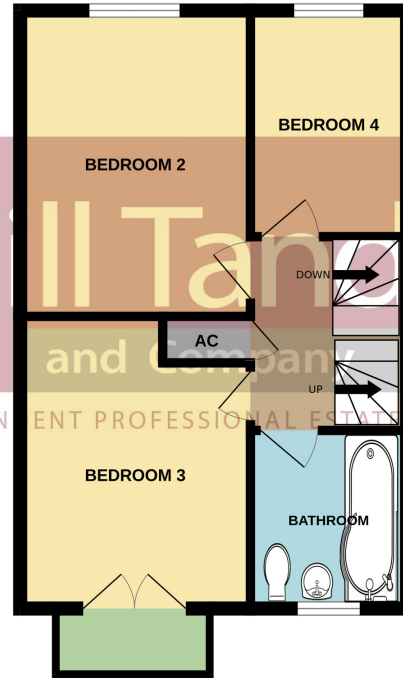
By arrangement with the Selling Agents, Bill Tandy and Company, 16 Cannock Road, Burntwood, Staffordshire, WS7 0BJ on 01543 670 055 or burntwood@billtandy.co.uk

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.

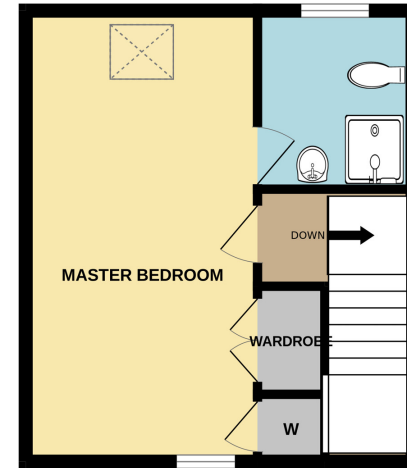
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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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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