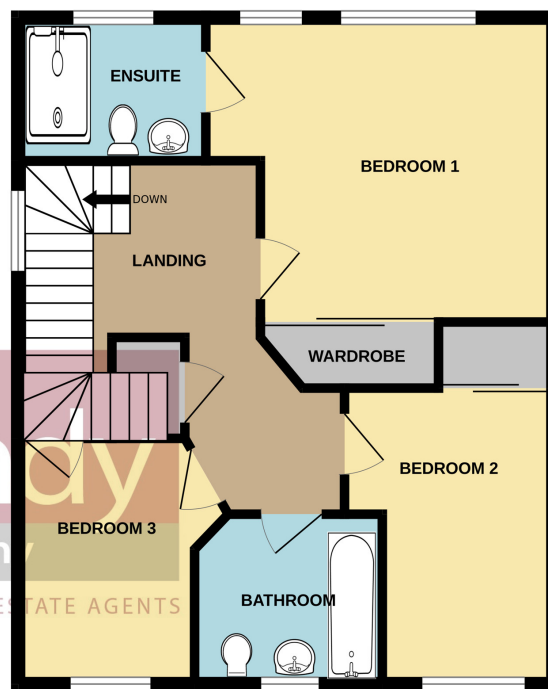
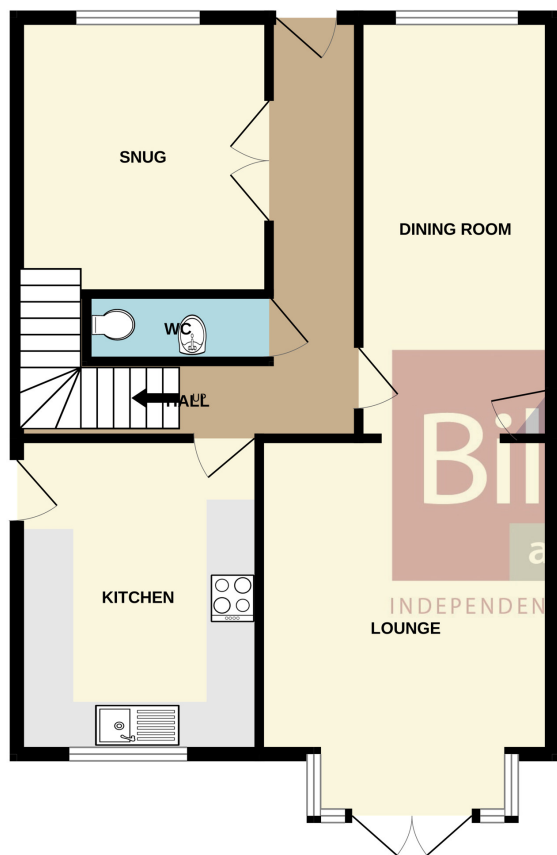


GROUND FLOOR

1ST FLOOR



15 THE GROVE BURNTWOOD WS7 1ZW

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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**15 The Grove, Burntwood,
Staffordshire, WS7 1ZW**

£320,000 Freehold

Modern detached home situated in this small cul de sac setting, situated just off the ever popular Fair Lady Road. Overlooking a green area to the front elevation, the property briefly comprises entrance hall with guest cloakroom leading off, lounge, dining room and snug. To the first floor there are three bedrooms (master with en-suite shower room) and bathroom. Externally there is a block paved drive providing off road parking, to the rear an attractively maintained enclosed garden.

Local amenities are readily accessible within Burntwood whilst there are primary and secondary schools within a mile of the property. Chasewater Country Park is just a short drive away, whilst the M6 and A5 are readily accessible for the commuter. The cross city railway line to Birmingham can be picked up at either Hednesford or Cannock train stations, both around three miles in distance.



ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

With central heating radiator, laminate flooring, stairs rising to the first floor.

GUEST CLOAKROOM

Comprising a suite in white of wash hand basin and W.C. Central heating radiator.

SNUG

9' 10" x 8' 11" (3.00m x 2.72m) With double glazed window to the front elevation, central heating radiator, multi paned double doors opening to the entrance hall.

DINING ROOM

15' 8" x 7' 3" (4.78m x 2.21m) Converted from the original garage, with double glazed window to the front elevation, central heating radiator. Opens through to the lounge.

LOUNGE

13' 2" x 11' 5" (4.01m x 3.48m) 13' 2" x 11' 5" maximum (4.01m x 3.48m maximum) With double glazed French doors opening to the rear garden, central heating radiator, central feature fireplace housing a gas fire.

KITCHEN

10' 9" x 8' 11" (3.28m x 2.72m) With a range of units at eye and base level providing work surface, storage and appliance space. Four ring hob with



extractor over, electric oven. Plumbing for washing machine and dishwasher. One and a quarter bowl sink unit with mixer tap over, double glazed window to the rear elevation, central heating radiator, door opening to the side elevation.

FIRST FLOOR

LANDING

With airing cupboard, access to the roof space.

MASTER BEDROOM

11' 6" x 10' 7" (3.51m x 3.23m) With double glazed windows to the front elevation, central heating radiator, in built wardrobes with mirror frontage. En-suite shower room leading off.

EN-SUITE SHOWER ROOM

Comprising a suite in white of wash hand basin and W.C. Mains fed shower. Opaque double glazed window to the rear elevation, central heating radiator, part tiled walls.



BEDROOM TWO

9' 8" x 6' 11" (2.95m x 2.11m) With double glazed window to the rear elevation, central heating radiator, storage recess.

BEDROOM THREE

8' 6" x 6' 11" (2.59m x 2.11m) With double glazed window to the rear elevation, central heating radiator, in built cupboard.

BATHROOM

Comprising a suite in white of panelled bath, wash hand basin and W.C. Opaque double glazed window, central heating radiator.

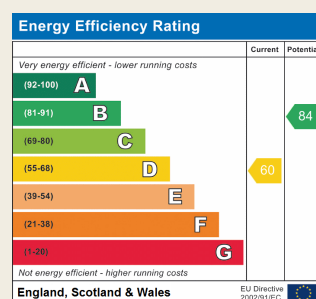
OUTSIDE

The property is situated in a tucked away position within this small cul de sac, fronted by a block paved driveway and adjacent area of garden. To the rear a well maintained and enclosed garden with an area of patio, shaped



lawns and borders. The front elevation overlooks a green area.

COUNCIL TAX BAND D 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 the vendor.



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.