



DRAFT

47 Church Road, Burntwood, Staffordshire, WS7 9EA

Bill Tandy
and Company

INDEPENDENT PROFESSIONAL ESTATE AGENTS

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£730,000 OIRO

Bill Tandy and Company are delighted to present this superb, spacious, individual detached bungalow located along the ever popular Church Road with a particular feature being the fantastic open views to the rear, alongside the overall impressive high specification accommodation. The ever popular Church Road is perfectly situated to take advantage of the highly regarded local schooling and easy access to local amenities, doctors and transport links. The impressive accommodation has been thoroughly updated by the current owners to an impressive standard and briefly comprises open porch, entrance hall, fabulous spacious lounge, dining room and fitted modern contemporary kitchen, designated office, two very spacious double bedrooms, with the master having an en suite shower room. A particular feature is the vast frontage to the property suitable for an abundance of cars and having a detached single garage, low maintenance landscaped gardens to front, side and rear, along with views over open fields to the rear. An early viewing of this property is considered essential to fully appreciate the accommodation on offer.



OPEN STORM PORCH

having tiled floor, recessed downlights, UPVC opaque double glazing to one side overlooking the garden and composite UPVC opaque double glazed front entrance door which opens to:

RECEPTION HALL

3.40m x 2.80m (11' 2" x 9' 2") having contemporary wood effect laminate flooring which extends throughout the property, ceiling light point, two wall light points, smoke detector, vertical radiator and UPVC double glazed window to side overlooking the garden. Oak doors open to further accommodation.

LOUNGE

6.00m x 4.80m (19' 8" x 15' 9") having a fantastic focal point feature contemporary fireplace with electric fire having LED light up display and log effect insert, two modern vertical radiators, two ceiling light points, two wall light points, UPVC double glazed French doors with UPVC double glazed side panels and inset built-in draw down blinds opening out to the side garden and double wide opening to:

KITCHEN DINER

Dining Area 4.80m x 4.20m (15' 9" x 13' 9") dominated by the fantastic views from the modern aluminium framed bi-fold doors overlooking the rear patio and open fields beyond, two modern vertical radiators, decorative hanging light point and two matching decorative wall light points. Kitchen Area 3.80m x 3.60m (12' 6" x 11' 10") having a range of fitted contemporary high gloss light grey base and wall mounted units, complementary roll top work surface and brick tile splashbacks, inset one and a half bowl sink and drainer, induction hob with overhead extractor and double oven built-in below, space and plumbing for American style fridge/freezer, integrated dishwasher, UPVC double glazed window to rear, recessed downlights and opaque double glazed UPVC door to the utility.

UTILITY

having space and plumbing for white goods stacked American style, UPVC double glazed door to rear garden, UPVC double glazed side panel window, a continuation of the contemporary wood effect flooring and ceiling light point.

BEDROOM ONE

4.80m x 4.10m (15' 9" x 13' 5") ceiling light point, two wall light points, two vertical contemporary radiators, UPVC double glazed window to front and oak door to:



EN SUITE SHOWER ROOM

3.00m x 1.70m (9' 10" x 5' 7") having tiling to floor and walls, a fantastic off-white contemporary suite comprising W.C. with hidden cistern, twin wash hand basins with vanity high gloss storage drawers below and wall mounted illuminated mirror and off-white high gloss floating wall mounted storage cupboard and double shower with mains plumbed dual head shower with rainfall effect and glazed enclosure with sliding door entrance, recessed downlights, UPVC opaque double glazed window to side and contemporary heated towel rail.

OFFICE

3.00m x 1.50m (9' 10" x 4' 11") having recessed downlights with automatic lighting, contemporary vertical radiator and UPVC opaque double glazed window to side.

SECONDARY INNER HALL

having two UPVC double glazed windows to front, recessed downlights, contemporary vertical radiator, two wall light points, airing cupboard housing the boiler and pressurised tank and loft access hatch with pulldown ladder leading to a part boarded loft with light.

BEDROOM TWO

4.80m x 4.30m (15' 9" x 14' 1") having UPVC double glazed window to front, UPVC double glazed French doors leading out to the rear, ceiling light point, two wall light points and two contemporary vertical radiators.



FAMILY SHOWER ROOM

2.60m x 2.10m (8' 6" x 6' 11") having modern light wall tiling, contrasting floor tiling, a fabulous contemporary suite comprising double shower with mains plumbed shower and dual head with rainfall effect and glazed splash screen, contemporary floating wash hand basin with black wood effect deep drawer storage below and matching wall mounted mirror and W.C. with hidden cistern, floating wall mounted storage cupboard, recessed downlights, contemporary heated towel rail and UPVC opaque double glazed window to rear.

OUTSIDE

The bungalow sits back from the road behind decorative contemporary metal railings with central driveway entrance onto vast block paved driveway suitable for an abundance of vehicles, corner low maintenance artificial lawn, low maintenance pebble flower beds with mature shrubs and plants as a border, fenced and walled perimeters and EV charger. There is decorative timber fencing with timber double gates opening into the side garden which again is beautifully landscaped for low maintenance with artificial lawned areas, block paved pathway and borders creating beautiful seating areas and paved paths leading to gates, garages and cabins. There is a pebble flower bed boundary to one wall and the paved path does continue round to the side past the cabin round to the rear where it continues round the edge of the property providing a lovely walk around and extending into a very nice feature seating area at the rear overlooking the open views beyond. Again the rear garden has a section of artificial lawn, slightly raised pebble flower bed along the boundary with low level half height fence and fields beyond. The paved pathway does continue around, so you can do a full walk around of the entire property. There are outside power points and outside taps, all designed for easy maintenance.



UPVC INSULATED GARDEN ROOM/OFFICE

3.60m x 2.60m (11' 10" x 8' 6") currently used as a beauty studio having the same contemporary wood effect flooring as in the main property, recessed downlights, wood panelling to one wall, UPVC double glazed windows to side, UPVC double glazed French door entrance with UPVC double glazed side panels to either side and various power points.

DETACHED SINGLE GARAGE

5.20m x 3.00m (17' 1" x 9' 10") approached via an electric roller door and having UPVC opaque double glazed courtesy door to side, UPVC double glazed window to front, pitched roof allowing for additional storage and having power and light.

COUNCIL TAX

Band E.

FURTHER INFORMATION/SUPPLIES

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/>

ANTI-MONEY LAUNDERING AND ID CHECKS

Once an offer is accepted on a property marketed by Bill Tandy and Company Estate Agents we are required to complete ID verification checks on all buyers, and to apply ongoing monitoring until the transaction ends. Whilst this is the responsibility of Bill Tandy and Company we may use the services of Guild 365 or another third party AML compliance provider. This is not a credit check and therefore will have no effect on your credit history. You agree for us to complete these checks. The cost of these checks is £30.00 including VAT per buyer. This is paid in advance when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.



TENURE

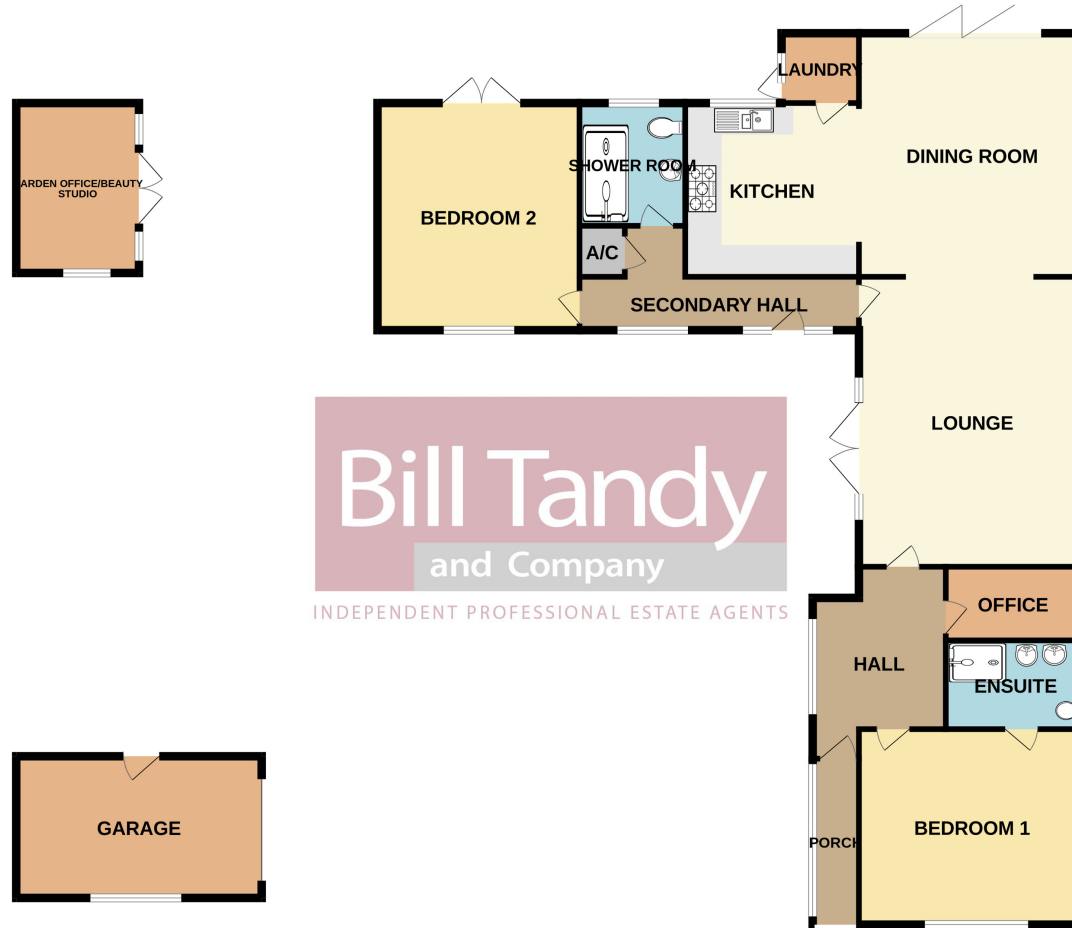
Our client advises us that the property is Freehold. Should you proceed with the purchase of the property these details must be verified by your solicitor.

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
1871 sq.ft. (173.8 sq.m.) approx.



TOTAL FLOOR AREA: 1871 sq.ft. (173.8 sq.m.) approx.

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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