

**DRAFT**

GROUND FLOOR

1ST 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.  
Made with Metropix ©2023

**49 Boney Hay Road, Burntwood,  
Staffordshire, WS7 9AL**

## **£380,000 Freehold OFFERS OVER - NO CHAIN**

Bill Tandy and Company, Burntwood, are delighted to offer for sale this substantially improved and extended detached family home located on the sought after Boney Hay Road. The property has a contemporary interior providing modern living with an open plan family dining kitchen to rear with bi-fold doors to garden. The property is now offered with the benefit of no upward chain and early viewings are strongly recommended. The accommodation comprises hall, lounge, superb open plan family dining kitchen, utility room, guests cloakroom, four first floor generously sized bedrooms and a family bathroom. Externally there is parking to the front, a garage and external lighting. To the rear the garden has been substantially improved by the present owner with a shaped lawn and patio area. The property is superbly located with an abundance of nearby facilities including the Burntwood leisure centre and Morrisons superstore, country walks are found nearby at Chasewater country park and there is a highly regarded school a short distance away.



### **RECEPTION HALL**

approached via a double glazed composite front entrance door with window alongside and having feature tiled floor, radiator, feature exposed brick wall, stairs to first floor and doors open to:

### **SITTING ROOM**

4.19m x 3.49m (13' 9" x 11' 5") having UPVC double glazed bow window to front, radiator, exposed fireplace with recessed display alcoves and mantel above and recess for fire. Double doors open to:

### **EXTENDED OPEN PLAN FAMILY DINING KITCHEN**

6.76m x 5.11m (22' 2" x 16' 9") this stunning open plan room has been superbly extended providing superb entertaining space and has bi-fold doors to the rear, two skylight windows, double glazed window to side, superb range of spotlighting, radiator, wood style tiled floor, high gloss handleless units comprising base cupboards and drawers surmounted by quartz work tops, wall mounted storage cupboards, inset ceramic black sink with drainer, glass splashback surround, space ideal for range style cooker, space for American style fridge/freezer, integrated dishwasher and door to useful under stairs pantry.

### **UTILITY ROOM**

3.40m x 2.31m (11' 2" x 7' 7") having door to garage, double glazed door and window to rear, radiator, wood style tiled floor, base storage with spaces for washing machine and tumble dryer, quartz work top and wall mounted Worcester boiler.

### **GROUND FLOOR W.C.**

superbly updated and in a traditional style having window to side, radiator, tiled floor, high flush traditional W.C. and circular wash hand basin with mixer tap set on a wooden top.

### **FIRST FLOOR LANDING**

having useful loft access and doors opening to:



### **BEDROOM ONE**

4.73m x 3.01m (15' 6" x 9' 11") having double glazed window to front, radiator and superb range of fitted bedroom furniture comprising wardrobes and over bed storage cupboards.

### **BEDROOM TWO**

3.55m x 3.08m (11' 8" x 10' 1") having double glazed window to front, radiator and superb range of built-in bedroom furniture comprising wardrobes and chest of drawers.

### **BEDROOM THREE**

3.53m x 3.09m (11' 7" x 10' 2") having double glazed window to rear and radiator.

### **BEDROOM FOUR**

2.32m x 1.86m (7' 7" x 6' 1") having double glazed window to front, radiator and over stairs storage cupboard/wardrobe.



### **FAMILY BATHROOM**

4.62m x 2.24m max (15' 2" x 7' 4" max) having obscure double glazed windows to rear, chrome towel rail, tiled flooring, full ceiling height tiled splashback surround, ceiling spotlighting, vanity unit with inset circular wash hand basin, low flush W.C., walk-in shower cubicle with waterfall style shower head and bath.

### **OUTSIDE**

To the front of the property is a block paved driveway providing parking for numerous vehicles which leads to the garage, front entrance door and side access, and there is a hedged/conifer front perimeter providing useful screening, and a range of external lighting. To the rear is a substantially improved garden having block paved patio area and retaining walls and steps lead to a raised shaped lawn with well stocked herbaceous borders having conifers and shrubs for screening, decked patio area, external lighting and water tap.

### **GARAGE**

5.40m x 3.01m (17' 9" x 9' 11") approached via an electronically operated entrance door and having light and power supply and useful internal door to utility room.



### **COUNCIL TAX**

Band D.

### **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.

