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36 Hanney Hay Road, Burntwood, Staffordshire, WS7 4QZ

Bill Tandy
and Company

INDEPENDENT PROFESSIONAL ESTATE AGENTS

**36 Hanney Hay Road, Burntwood,
Staffordshire, WS7 4QZ**

£350,000

Offers in Excess of

Bill Tandy & Company are pleased to offer to the market this individual 3 bedroom traditional detached property offering superb family accommodation, being beautifully presented by the current owners whilst retaining many traditional features. The property benefits from having UPVC double glazing and gas fired central heating and a particular feature of the property is the generous frontage with wrought iron gateway opening onto sweeping gravelled driveway providing plentiful off road parking. The property also has well maintained rear garden with feature raised decking area incorporating garden pond and countryside views beyond.



ENCLOSED PORCH

with arched UPVC double glazed entrance door with leaded double glazed picture insert, obscured glazed hardwood entrance door leading through to:

ENTRANCE HALL

staircase rising to first floor accommodation with barley twist spindle balustrade, radiator, coved ceiling, ceiling rose, two wall light points, doors leading to further accommodation.

SITTING ROOM

11' excl. bay x 12' max (3.35m x 3.66m) 10' (min) UPVC double glazed window to front aspect, focal point modern gas real flame fire insert with wooden mantle and granite effect hearth, coved ceiling, radiator.

LOUNGE

12' x 10' 11" max (3.66m x 3.33m) coved ceiling, modern Real flame gas fire insert with wooden mantle and granite effect hearth, radiator, fully tiled flooring and decorative cornicing, opening through to:

CONSERVATORY

11' 8" x 10' 1" (3.56m x 3.07m) brick base with UPVC double glazed construction, double opening 'French' doors leading out to rear garden, continuation tiled flooring from lounge, central ceiling fan light unit and radiator.

SUPERB EXTENDED KITCHEN

14' 1" x 12' 10" (4.29m x 3.91m) comprising a range of matching wall and base units and roll top work surfaces complimented with splash back tiling incorporating stainless sink with mixer tap over, tiled flooring, Kenwood oven with 5 Burner gas hob with stainless steel extractor hood over, rear facing obscured glazed door leading out to rear garden, space for fridge/freezer, inset ceiling spot lighting, plumbing and recess for automatic washing machine & dishwasher, access to understairs cupboard and rear facing UPVC double glazed windows .

STUDY

12' 5" x 6' 4" (3.78m x 1.93m) leading from the reception hallway comprising; UPVC double glazed window to front aspect,



telephone point, inset ceiling spotlighting, door leading through to:

STORE

comprising of; slimline door leading out to front, tiled flooring, part tiled walling, opening to what was once a utility area with plumbing for washing machine that is currently capped off and is now shelved for additional storage.

LANDING

comprising coved ceiling, smoke detector, loft access hatch, central ceiling rose, banister hand rail, doors leading through to:

BEDROOM ONE

14' into bay x 9' 7" (4.27m x 2.92m) comprising UPVC double glazed window to front aspect, radiator, built-in wardrobe fitted across one side of wall with recessed lighting, mirror fronted doors, dimmer switch control, central ceiling fan/light unit, door leading through to:

JACK & JILL ENSUITE

with UPVC obscured double glazed window to front aspect, suite comprising; corner shower cubicle with electric shower, pedestal wash hand basin, low level W/C, full height ceramic wall tiling and tiled flooring, door leading through to:

BEDROOM TWO

12' 6" x 8' 11" (3.81m x 2.72m) with UPVC double glazed



window to front aspect, further UPVC double glazed window to rear, radiator, door opening through to Jack and Jill En-Suite.

BEDROOM THREE

11' 11" x 8' 3" (3.63m x 2.51m) comprising UPVC double glazed window to rear aspect, radiator, coved ceiling, two built-in wardrobes with sliding doors.

BATHROOM

white suite with chrome fittings comprising; corner Jacuzzi bath with mixer tap over also feeding the gravity shower, vanity sink unit with underneath storage, low level w/c., built-in airing cupboard housing tank with slatted linen shelving, complimentary full height ceramic wall tiling, obscured UPVC double glazed window to side, radiator.

OUTSIDE

The front of the property is entered via ornamental traditional style entrance gate leading onto gravelled sweeping driveway providing off road parking for several vehicles with neat lawned garden to either side with various herbaceous flower and shrub borders, part garden walling and privet hedging.

To the rear of the property there is a fence enclosed garden with countryside views, brick block paved patio with



ornamental feature pillars to either side, steps leading up to an artificial lawn garden with various herbaceous flower and shrub borders before a feature decked seating area with inbuilt pond having a wooden surround and unique wooden decking bridge leading over the pond with hand rails to either side leading on to a further raised deck area with pergola over, trellising enjoying pleasant outlook to fields to the rear, storage shed with rear facing UPVC double glazed window and storage for garden equipment.

LOCATION

The Staffordshire town of Burntwood lies on the edge of Cannock Chase forest 'an area of outstanding natural beauty', boasts the smallest park in Britain and has links to the famous lexicographer Dr. Samuel Johnson who opened an academy in 1736 in the nearby Hamlet of Edial. Providing a perfect environment for growing families Burntwood offers local schooling, excellent leisure facilities at Burntwood Recreation Centre and nearby Chasewater Country park.

FURTHER INFORMATION/SUPPLIERS

Main drainage - South Staffs Water.
Electric and Gas supplier - EON
Broadband - BT



For broadband and mobile phone speeds and coverage, please refer to the website below.
<https://checker.ofcom.org.uk/>

COUNCIL TAX

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 your solicitor.

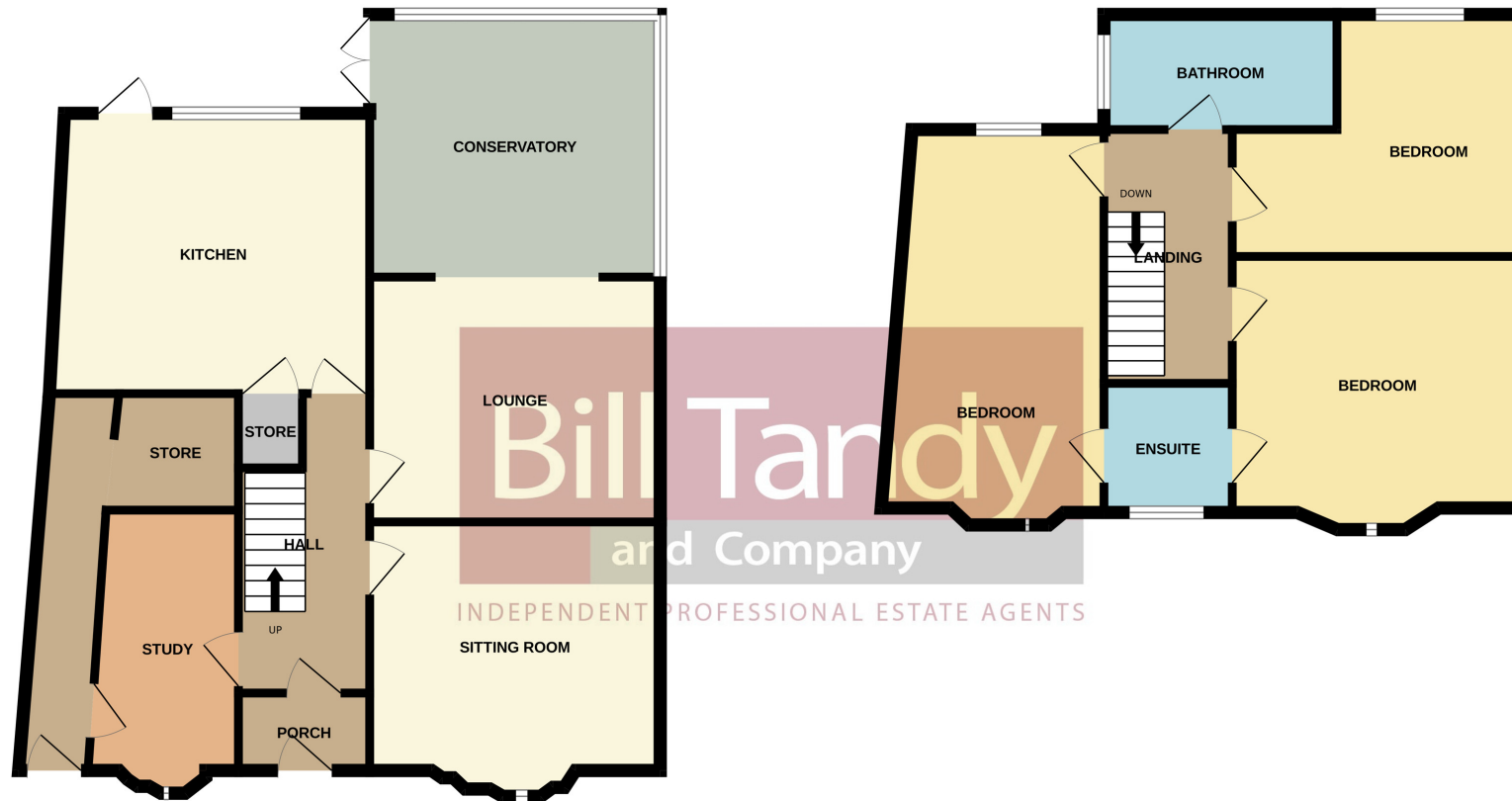
VIEWING

By arrangement with the Selling Agents, Bill Tandy and Company, 3 Bore Street, Lichfield, Staffordshire, WS13 6LJ on 01543 419400 or lichfield@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



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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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