

DRAFT

4 Howdle Road, Burntwood, Staffordshire, WS7 3RB



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£325,000

Bill Tandy & Company, Burntwood are delighted to be offering to the market this recently built, beautifully presented, three double bedroom detached family home. Situated in the heart of this ever popular residential development, conveniently located to take full advantage of the excellent access to local amenities and good local schools. Occupying a corner position and having a detached garage to the rear this property is able to offer an abundance of off road parking which is very rare on modern developments. Internally the property has been beautifully appointed and very well presented by its current owners comprising in brief of; porch entrance, reception hall, living room, dining kitchen and guest cloakroom downstairs, while on the first floor the property offers three good size double bedrooms with the master having the addition of an en-suite shower room along side the fitted family bathroom. An early viewing of this property is considered essential to fully appreciate the standard of accommodation on offer.



UPVC DOUBLE GLAZED PORCH

approached via a UPVC double glazed front entrance door and having one wall light point, tile effect flooring and a composite UPVC opaque double glazed door opens to:

ENTRANCE HALLWAY

having wood effect flooring, ceiling light point, radiator, storage cupboard and doors to further accommodation.

GUESTS CLOAKROOM

having wood effect flooring, radiator, ceiling light point, extractor fan, pedestal wash hand basin with tiled splashback and low level W.C.

LOUNGE

5.00m x 3.00m (16' 5" x 9' 10") having two ceiling fan lights, radiator, UPVC double glazed window to front, UPVC double glazed French doors with UPVC double glazed side panels opening out to the rear garden and wood effect flooring.

DINING KITCHEN

5.00m x 3.00m (16' 5" x 9' 10") having a continuation of the wood effect flooring with the Dining Area having two radiators, decorative ceiling light point and UPVC double glazed windows to front and side. The Kitchen Area has wood effect pre-formed work surfaces with high gloss base units below, matching wall mounted units including cupboard housing the combi boiler, space and plumbing for washing machine, inset one and a half bowl sink and drainer with mixer tap, integrated double oven with integrated induction hob and overhead extractor, integrated dishwasher, ceiling light point and extractor fan.

FIRST FLOOR LANDING

having ceiling light point, radiator, loft access hatch and doors to further accommodation.



BEDROOM ONE

3.80m x 3.10m (12' 6" x 10' 2") having ceiling light point, radiator, dual aspect with UPVC double glazed windows to front and side and door to:

EN SUITE SHOWER ROOM

having wood effect flooring, white suite comprising pedestal wash hand basin with tiled splashback, low level W.C. and double shower cubicle with bi-fold glazed door, tiled walls and electric shower fitment, extractor fan, ceiling light point and modern stylish heated towel rail.

BEDROOM TWO

2.80m x 2.30m (9' 2" x 7' 7") having ceiling light point, radiator and lovely dual aspect with UPVC double glazed windows to front and side.

BEDROOM THREE

3.00m x 2.10m (9' 10" x 6' 11") having radiator, ceiling light point and UPVC double glazed window to side.



FAMILY BATHROOM

having wood effect flooring, ceramic tiling, white suite comprising low level W.C., pedestal wash hand basin and panelled bath with mains plumbed overhead shower, modern stylish heated towel rail, wall mounted high gloss storage units, UPVC opaque double glazed window to front, one ceiling light point and extractor fan.

OUTSIDE

The property occupies a prominent position at the head of the road with the main entrance set back from the pavement and having plenty of parking to the rear and side on a tarmac driveway leading up to the garage. Please note there is a shared access for the neighbour to access their garage. To the rear of the property is a hard landscaped rear garden for low maintenance having paved patio with various sections of pebbled and astro turf areas, raised bedding plants and borders with mature shrubs, hard standing for summerhouse, a paved area to the rear of the garage currently houses a jacuzzi spa all enclosed by fenced and walled boundaries. There is a side door leading into the garage and side gate leading out to the front drive.



DETACHED GARAGE

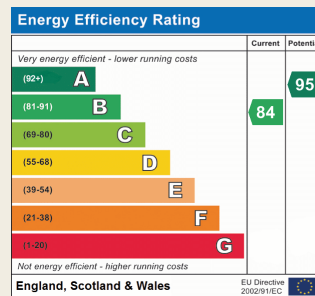
having an up and over entrance door, door to garden, pitched roof ideal for storage and power and light.

COUNCIL TAX

Band D.

FURTHER INFORMATION/SUPPLIES

Mains drainage, water, electricity, gas and telephone connected. For broadband and mobile phone speeds and coverage, please refer to the website below:
<https://checker.ofcom.org.uk/>



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.

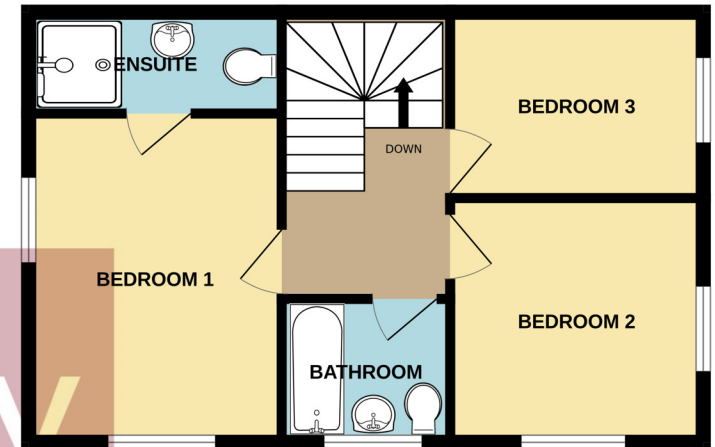
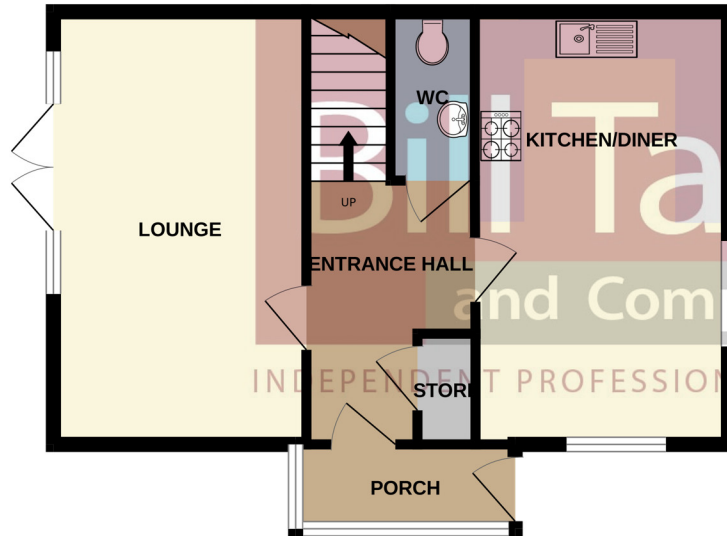
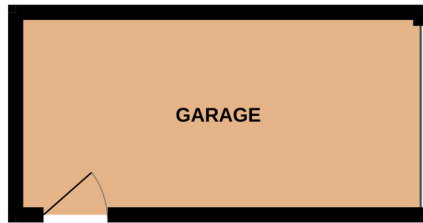
VIEWING

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



Bill Tandy
and Company
INDEPENDENT PROFESSIONAL ESTATE AGENTS

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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