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7 Spinney Close, Burntwood, Staffordshire, WS7 2GW

**Bill Tandy**  
and Company  
INDEPENDENT PROFESSIONAL ESTATE AGENTS

## 7 Spinney Close, Burntwood, Staffordshire, WS7 2GW

# £395,000

Bill Tandy and Company, Burntwood, are pleased to present this beautifully appointed modern four bedroom detached family home set within a lovely cul de sac position with impressive gardens to both front and rear. The property itself benefits from UPVC double glazing and gas fired central heating, and offers well planned accommodation which in brief comprises spacious and welcoming hallway, impressive living room, separate dining room, modern fitted breakfast kitchen, separate utility room, guests cloakroom, first floor master bedroom with built-in wardrobes and en suite shower room, three further good sized bedrooms and a superb contemporary re-fitted family bathroom. A particular feature is also the outside plot with superb foregardens, double width driveway extending to a single garage and a fabulous southerly aspect enclosed garden to the rear. An early internal viewing is strongly recommended to fully appreciate this impressive home.



### ENTRANCE HALLWAY

approached via a main entrance panelled door with obscure glazed inserts and matching side screen and having a carpeted easy tread staircase ascending to the first floor, ceiling light point, radiator and panelled doors lead off to further accommodation.

### LIVING ROOM

16' 2" x 13' 5" (4.93m x 4.09m) having a feature walk-in UPVC double glazed bay window to front, focal point ornamental fireplace surround with inset and raised hearth housing a coal effect flame gas fire, coving, ceiling light point, radiator, T.V. aerial socket and double butler doors open to:

### DINING ROOM

10' 4" x 10' 0" (3.15m x 3.05m) having a set of UPVC double glazed sliding patio doors opening to the rear garden, coving, ceiling light point, radiator and panelled door opens to:

### BREAKFAST KITCHEN

10' 8" x 9' 3" (3.25m x 2.82m) having a comprehensive range of matching wall and base level storage cupboards incorporating deep pan drawers, complementary roll top work surfaces, inset sink and drainer unit, part ceramic splashback wall tiling, space for cooker with fitted extractor hood, integral fridge, ceiling light point, tiled flooring with floor space for a breakfast table, panelled door opens to a useful built-in under stairs storage pantry cupboard and an open archway leads to an additional Kitchen Area 5' 0" x 4' 5" (1.52m x 1.35m) with a range of matching wall and base level storage cupboards, complementary roll top work surfaces, part ceramic splashback wall tiling, integral freezer, ceiling light point, tiled flooring, UPVC double glazed window overlooking the rear garden and a panelled door opens to:

### UTILITY ROOM

7' 8" x 5' 7" (2.34m x 1.70m) having a range of base level modern fronted storage cupboard with complementary roll top work surface and inset stainless steel sink and drainer with chrome style mono tap, part ceramic splashback wall tiling, plumbing for washing machine, radiator, tiled flooring, ceiling light point, door to garage, further panelled door to guests cloakroom and a part obscure double glazed UPVC panelled door opens to outside.



### GUESTS CLOAKROOM

having a modern white suite with chrome style fittings comprising dual flush close coupled W.C. and wash hand basin with mono tap with high gloss white fronted vanity storage cabinet set below, part ceramic splashback wall tiling, tiled flooring, ceiling light point, radiator and an obscure UPVC double glazed window to rear.

### FIRST FLOOR LANDING

having loft access hatch, ceiling light point and matching panelled doors lead off to further accommodation.

### MASTER BEDROOM

13' 2" x 13' 0" (4.01m x 3.96m) having a UPVC double glazed window to front, a range of fitted double wardrobes with corner display shelving and matching box storage cupboards set over a double bed recess, ceiling light point, radiator, a further set of built-in double wardrobes with sliding mirror fronted doors and panelled door opens to:

### EN SUITE SHOWER ROOM

having a dual flush close coupled W.C., pedestal wash hand basin, walk-in shower cubicle with glazed splash screen door and wall mounted shower unit, complementary full height ceramic splashback wall tiling, co-ordinated tiled flooring, radiator and an obscure UPVC double glazed window to front.

### BEDROOM TWO

13' 5" x 8' 0" (4.09m x 2.44m) having UPVC double glazed window to front, coving, ceiling light point and radiator.



### BEDROOM THREE

12' 7" x 9' 1" (3.84m x 2.77m) having UPVC double glazed window overlooking the rear garden, coving, ceiling light point, radiator and a useful built-in storage cupboard.

### BEDROOM FOUR

9' 0" x 6' 10" (2.74m x 2.08m) having a UPVC double glazed window overlooking the rear garden, coving, ceiling light point and radiator.

### CONTEMPORARY FAMILY BATHROOM

having a modern white suite with chrome style fittings comprising dual flush close coupled W.C. with vanity surface extending across to a wash hand basin with mono tap and high gloss white fronted vanity storage cabinet set below, part curved panelled bath with wall mounted shower unit and fitted curved shower splash screen, complementary wall tiling, chrome heated towel rail, built-in airing cupboard and an obscure UPVC double glazed window to side.



### OUTSIDE

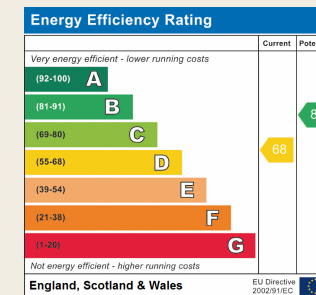
The property sits back behind a generously sized neat lawned foregarden with various herbaceous flower and shrub borders and beds and small trees, alongside a double width tarmac driveway with block edging leading up to the property. There is an open canopy porch to the main entrance door with courtesy lighting and a side gate opens to a passageway through to the rear garden. Set to the rear is a fabulous fence enclosed garden offering a good degree of privacy with a southerly aspect and having a paved patio seating area with lawned garden beyond having various herbaceous flower and shrub display borders, cold water garden tap and useful timber garden storage shed.

### GARAGE

6' 1" x 8' 3" (1.85m x 2.51m) approached via an up and over entrance door and having light and power points.

### COUNCIL TAX

Band D.



### TENURE

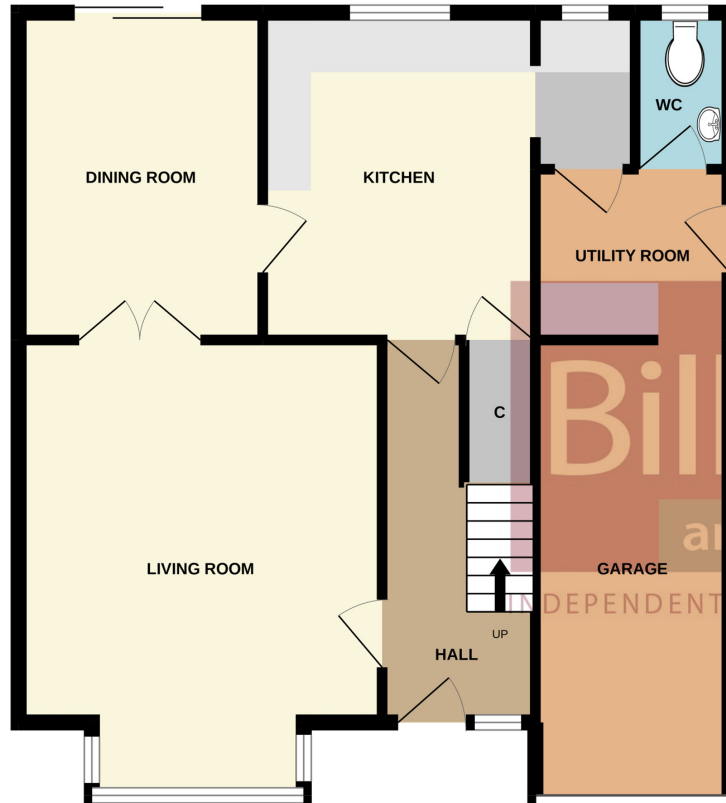
Our client advises us that the property is Freehold. Should you proceed with the purchase of the property these details must be verified by your solicitor.

### 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.

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.  
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