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7 Tame Avenue, Burntwood, Staffordshire, WS7 9JQ

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

## 7 Tame Avenue, Burntwood, Staffordshire, WS7 9JQ

### £400,000 OIRO

Bill Tandy and Company, Burntwood, are delighted to be offering to the market this fabulous opportunity to secure a purpose built four double bedroom detached family home requiring cosmetic updating, on the ever-popular Church Farm development. Situated on Tame Avenue the property takes full advantage of the excellent access to highly regarded local schools, excellent amenities, easy access to public transport links and doctors surgeries as well as being only a short drive from the cathedral city of Lichfield and easy access to the M6 toll and A5 for commuter links. The property itself, although requiring cosmetic updating, has been lovingly cared for by the current owners and is very well presented throughout comprising in brief entrance hall, guests cloakroom, fitted kitchen, separate dining room, good sized lounge, conservatory, laundry area and workshop in the former garage, four double bedrooms and family bathroom on the first floor. There are fore and rear gardens and parking suitable for multiple vehicles. This property has got to be seen to be appreciated.



#### RECEPTION HALL

approached via a UPVC opaque double glazed front entrance door and having recessed downlights, radiator and doors to further accommodation.

#### GUESTS CLOAKROOM

having tiled floor, comprehensive wall tiling, contemporary vanity surface with W.C. with hidden cistern and wall mounted wash hand basin with storage cupboards below, recessed downlights and extractor fan.

#### KITCHEN

3.00m x 2.80m (9' 10" x 9' 2") having wooden Shaker style base cupboards with granite work surface above, matching wall mounted cupboards incorporating glazed display cabinets, inset induction hob with overhead extractor, eye-level double oven and grill, integrated microwave oven, inset sink and drainer with mono mixer tap, block tiled walls, serving hatch to dining room, UPVC double glazed window to front and recessed downlights.

#### LOUNGE

6.00m x 3.70m max (19' 8" x 12' 2" max) having feature recess for decorative fireplace with painted brick wall, decorative ceiling beams, UPVC double glazed window to rear, UPVC double glazed sliding doors to the conservatory, two radiators, two ceiling light points and wall light point.

#### DINING ROOM

3.20m x 3.00m (10' 6" x 9' 10") having feature UPVC double glazed bow window to front, ceiling light point, radiator, stairs rising to the first floor with under-stairs storage cupboard.

#### CONSERVATORY

3.40m x 2.90m (11' 2" x 9' 6") of timber construction and having tiled floor, double glazed windows, polycarbonate roof, integrated fan/light unit, power points and double doors out to the rear garden.

#### FIRST FLOOR LANDING

1.70m x 1.70m (5' 7" x 5' 7") having loft access hatch, airing cupboard and doors leading off to further accommodation.



#### BEDROOM ONE

3.80m max (3.00m min) x 3.00m (12' 6" max 9' 10" min x 9' 10") having UPVC double glazed window to rear, ceiling light point, radiator and built-in double wardrobes to one wall.

#### BEDROOM TWO

3.30m x 3.10m (10' 10" x 10' 2") having UPVC double glazed window to front, ceiling light point and radiator.

#### BEDROOM THREE

3.80m max (3.20m min) x 2.70m (12' 6" max 10' 6" min x 8' 10") having UPVC double glazed window to rear, ceiling light point and radiator.

#### BEDROOM FOUR

3.10m max (2.40m min) x 2.70m (10' 2" max x 8' 10" 7' 10" min) having UPVC double glazed window to front, ceiling light point and radiator.

#### BATHROOM

3.00m x 1.90m (9' 10" x 6' 3") having tiled floor, comprehensive wall tiling, white suite comprising enclosed corner shower unit with glazed sliding door and mains plumbed shower fitment, bidet, low level W.C., pedestal wash hand basin with storage cupboards incorporating mirrored cabinets and glazed display cabinets, jacuzzi bath with taps with gravity fed shower fitment, UPVC opaque double glazed window to side, extractor fan, recessed downlights and heated towel rail.



### OUTSIDE

The property is set well back from the road behind block paved driveway suitable for multiple vehicles and leads to the car port. There is a lawned foregarden with shaped pebbled bedding plant border to one side with mature trees and a side gate leads to the rear of the property. To the rear is a paved patio seating area, further crazy paved patio area, paved pathway, lawn and conifer tree screening to the rear.

### LAUNDRY

3.00m x 2.70m (9' 10" x 8' 10") originally the front part of the garage and having wooden bi-fold garage entrance door to front, two fluorescent strip lights, space for appliances, wooden work surface to one wall, wooden base and wall mounted units, space and plumbing for washing machine and tumble dryer. Door to:

### WORKSHOP

4.00m x 2.70m (13' 1" x 8' 10") originally the rear part of the garage and having work bench to side and rear wall, UPVC opaque double glazed door to garden, wall mounted Worcester Bosch combination boiler and shelving.

### COUNCIL TAX

Band D.



### FURTHER INFORMATION/SUPPLIES

Mains drainage, water, electricity and gas connected. Telephone connected. For broadband and mobile phone speeds and coverage, please check the Ofcom website. For further information please refer to Key Facts for Buyers.

### 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 Once an offer is accepted on a property marketed by Bill Tandy and Company Estate 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.

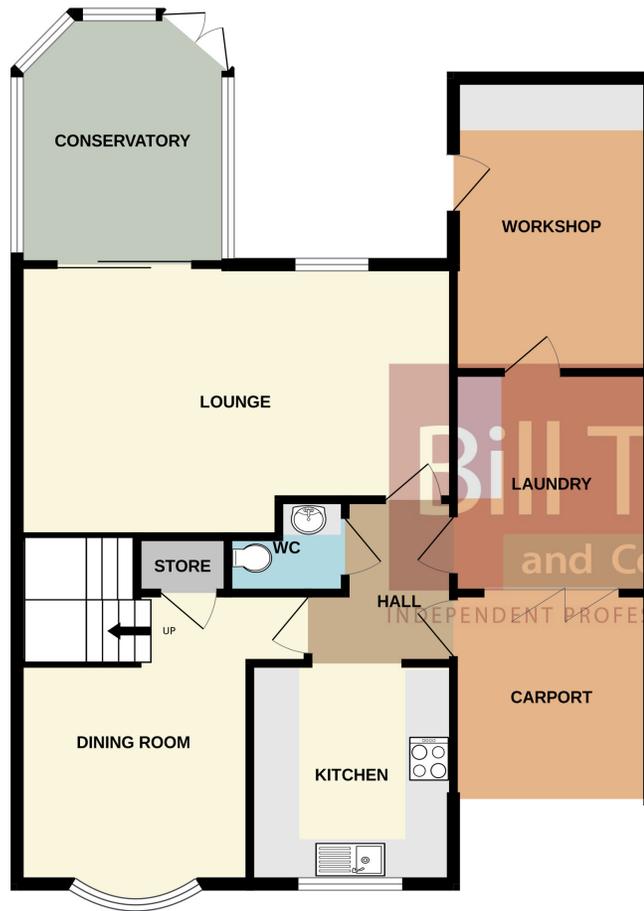


### VIEWING

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  
932 sq.ft. (86.5 sq.m.) approx.



1ST FLOOR  
556 sq.ft. (51.7 sq.m.) approx.



TOTAL FLOOR AREA : 1488 sq.ft. (138.2 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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