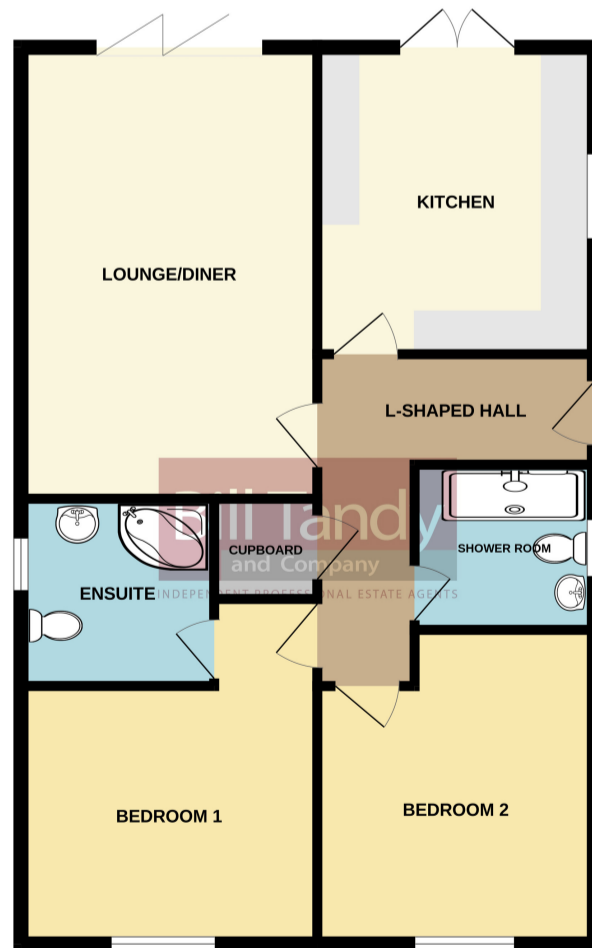




GROUND FLOOR



26 PAGET RISE, BURNTWOOD, WS7 1HP

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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**26 Paget Drive, Burntwood,  
Staffordshire, WS7 1HP**

## **£315,000 Freehold Offers Over**

Bill Tandy and Company, Burntwood, are delighted to offer for sale this newly built detached bungalow located at the end of the popular cul de sac of Paget Drive. One of the distinct features of the property is its high specification interior with the benefit of underfloor heating. The bungalow which needs to be viewed to be fully appreciated is offered with the benefit of no upward chain and comprises side composite entrance door, 'L' shaped reception hall, lounge/dining room with bi-fold doors opening to the rear garden, modern fitted breakfast kitchen, two bedrooms one having an en suite bathroom and a separate shower room. Outside there is a tarmac driveway to the front with block paved border, a range of external lighting and power supply with side pathway leading to the rear. The rear garden is landscaped for low maintenance with patios, artificial lawn and fenced and walled surround.



### **'L' SHAPED RECEPTION HALL**

approached via a contemporary composite side entrance door and having ceiling spotlighting, loft access, herringbone LVT flooring with underfloor heating with control, door to boiler cupboard housing the Worcester boiler and wooden doors lead off to:

### **LOUNGE**

4.66m x 3.13m (15' 3" x 10' 3") this generously sized lounge has underfloor heating with control, ceiling spotlighting, space and provision ideal for a wall mounted T.V. and aluminium bi-fold doors provide access to the rear garden.

### **BREAKFAST KITCHEN**

3.40m x 3.24m (11' 2" x 10' 8") having French doors opening to the rear garden, double glazed window to side, ceiling spotlighting, herringbone LVT flooring flowing through from the reception hallway with underfloor heating with control, mid-grey base cupboards and drawers with wooden preparation work tops above, matching wall mounted storage cupboards, inset composite one and a half bowl sink with swan neck mixer tap, built-in Zanussi oven with Zanussi microwave/additional oven, four ring gas hob with glass splashback surround and extractor fan above and integrated appliances include fridge/freezer, dishwasher and washer/dryer.

### **BEDROOM ONE**

4.06m max (3.00m min) x 3.04m (13' 4" max 9'10" min x 10' 0") having underfloor heating with control, double glazed window to front, ceiling spotlighting and door to:



### **EN SUITE BATHROOM**

2.21m x 2.01m (7' 3" x 6' 7") having wooden style tiled floor with underfloor heating and control, ceiling spotlighting and modern white suite comprising vanity unit with inset wash hand basin, low flush W.C. and corner bath with tiled splashback surround.

### **BEDROOM TWO**

3.28m max x 2.83m (10' 9" max x 9' 3") having underfloor heating with control, double glazed window to front and ceiling spotlighting.

### **SHOWER ROOM**

having wooden style tiled floor with underfloor heating with control, obscure double glazed window to side, ceiling spotlighting and contemporary suite comprising dark grey vanity unit with inset wash hand basin, low flush W.C. and double width walk-in shower with contemporary glass screen and multi-jet shower appliance with additional shower head attachment and tiled surround.



### **OUTSIDE**

The bungalow is superbly positioned at the end of this small and desirable cul de sac. To the front of the property is a tarmac driveway with block paved border providing parking, there is external lighting, power point and a side pathway leads to side entrance door. To the rear is a low maintenance landscaped garden enjoying a full width paved patio area with artificial lawn set beyond, raised borders and fenced and walled surround.

### **COUNCIL TAX**

To be confirmed.

### **FURTHER INFORMATION/SUPPLIERS**

Mains drainage- South Staffs Water. Electric and Gas supplier - Octopus Energy. T.V and Broadband – BT. 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](mailto: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.

