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22 Hunslet Road, Burntwood, Staffordshire, WS7 9LF

**Bill Tandy**  
and Company

INDEPENDENT PROFESSIONAL ESTATE AGENTS



## 22 Hunslet Road, Burntwood, Staffordshire, WS7 9LF

# £575,000

Bill Tandy and Company, Burntwood, are excited to be offering to market this immaculately presented four bedroom detached family home. Situated in the heart of the ever-popular Hunslet development this property sits back off the Hunslet Road on a service road servicing just four houses and perfectly placed to take full advantage of the excellent access to local amenities available at Swan Island and easy access to highly regarded local schools including the ever-popular Fulfen primary. The property itself has been beautifully kept by the current owners and comprises in brief, porch entrance, reception hall, guests cloakroom, living room, dining room, conservatory, breakfast kitchen, separate utility, four good sized first floor bedrooms, the master having an en suite shower room, and a family bathroom, as well as having the double garage, plenty of parking and a beautifully landscaped rear garden. An early viewing is essential to fully appreciate the quality of accommodation on offer.



### PORCH ENTRANCE

approached UPVC double glazed double doors with UPVC double glazed side panels and having wood effect flooring and UPVC opaque double glazed door with matching opaque double glazed side panel leads to:

### RECEPTION HALL

having porcelain contemporary style floor, ceiling light point, radiator, under stairs cupboard, stairs to first floor, door to garage and doors to further accommodation.

### GUESTS CLOAKROOM

having a continuation of the porcelain tiled floor, low level W.C., wall mounted wash hand basin with tiled splashback, radiator, ceiling light point and UPVC opaque double glazed window to front.

### LOUNGE

5.60m max into walk-in bay x 3.80m (18' 4" max into walk-in bay x 12' 6") having feature focal point multi fuel log burner centrally placed in the room standing on a slate tiled hearth having recess with wooden mantel, fantastic walk-in UPVC double glazed bay window with internal shutters to front, two ceiling light points, two wall light points, radiator and glazed double doors open to:

### DINING ROOM

3.80m x 3.00m (12' 6" x 9' 10") having ceiling light point, radiator, door to breakfast kitchen and UPVC double glazed double doors with matching UPVC double glazed side panels to:

### UPVC DOUBLE GLAZED CONSERVATORY

3.70m x 3.70m (12' 2" x 12' 2") having ceramic tiled flooring with underfloor heating, temperature controlled tinted glass roof, brick wall to one side, fittings for wall mounted T.V.'s.

### KITCHEN

5.10m x 3.50m (16' 9" x 11' 6") having a continuation of the porcelain tiled floor, contemporary two-tone high gloss matching base and wall mounted units, quartz work surfaces, lovely deep fill shaped drawers, inset sink and drainer with mono mixer tap, inset five burner gas hob with overhead extractor, eye-level double oven and grill, under-cupboard lighting and plinth lighting, recessed downlights, two ceiling light points, two UPVC double glazed windows overlooking the garden, modern vertical radiator and an opening leads through to:



### BEDROOM ONE

4.20m x 3.80m (13' 9" x 12' 6") having ceiling light point, UPVC double glazed window to rear, radiator and fitted wardrobes with central dressing table to one wall. Door to:

### UTILITY

3.00m x 2.60m (9' 10" x 8' 6") having a continuation of the porcelain floor, ceiling light point, modern vertical radiator, high gloss units with roll top work surface above and tiled splashbacks, inset one and a half bowl sink and drainer, space and plumbing for white goods, floor to ceiling built-in corner pantry unit, space and plumbing for American style fridge/freezer, UPVC double glazed door to rear patio and UPVC double glazed window to side.

### FIRST FLOOR LANDING

approached via staircase with half height wood paneling and having decorative ceiling light point, airing cupboard housing the Worcester combination boiler, loft access hatch and doors leading off to further accommodation.

### EN SUITE SHOWER ROOM

1.90m x 1.90m (6' 3" x 6' 3") having wood effect flooring, corner double shower with glazed door and splash screen having mains plumbed shower fitment with dual heads incorporating rainfall effect, low level W.C., wash hand basin with high gloss storage cupboard below, illumined wall mounted mirror, tiled splashbacks, UPVC opaque double glazed window to rear, contemporary vertical radiator incorporating towel rail and recessed LED lighting.



#### **BEDROOM TWO**

3.70m x 3.20m (12' 2" x 10' 6") having UPVC double glazed window with internal fitted shutters to front, ceiling light point, radiator and useful built-in wardrobe.

#### **BEDROOM THREE**

3.70m max into wardrobes (2.80m min) x 3.10m (12' 2" max into wardrobes 9'2" min x 10' 2") having UPVC double glazed window to rear, ceiling light point, radiator and built-in wardrobes with double doors fitted to one wall.

#### **BEDROOM FOUR**

2.80m x 2.20m (9' 2" x 7' 3") having UPVC double glazed window with internal fitted shutters to front, ceiling light point and radiator.

#### **FAMILY BATHROOM**

3.60m x 1.70m (11' 10" x 5' 7") having wood effect flooring, half height marble tiled walls, freestanding twin wash hand basins with storage drawers built-in below, low level W.C., central shaped bath with gravity shower fitment, recessed LED lighting, radiator and UPVC opaque double glazed windows with internal fitted shutters to front.



#### **OUTSIDE**

The property is set well back from the road on a private service road servicing just four houses, with tarmac driveway sweeping round to the front of the property and garage. There is a lovely foregarden, mainly laid to lawn, with pebble area with mature bushes and a sandstone tiled border to the front of the house, garage and taking you to the porch entrance. Side gates to both sides of the house lead to the rear garden having a Crete print patio area, shaped lawn having deep bedding plant rear border and good sized wooden decked area, fences to all three sides, outside lighting around the conservatory and an outside tap.

#### **INTEGRAL DOUBLE GARAGE**

5.40m x 5.30m (17' 9" x 17' 5") approached via two manual up and over entrance doors and having pitched roof for additional storage, part central wall and power, water and lighting.

#### **COUNCIL TAX**

Band F.

#### **FURTHER INFORMATION/SUPPLIES**

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



#### **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 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.

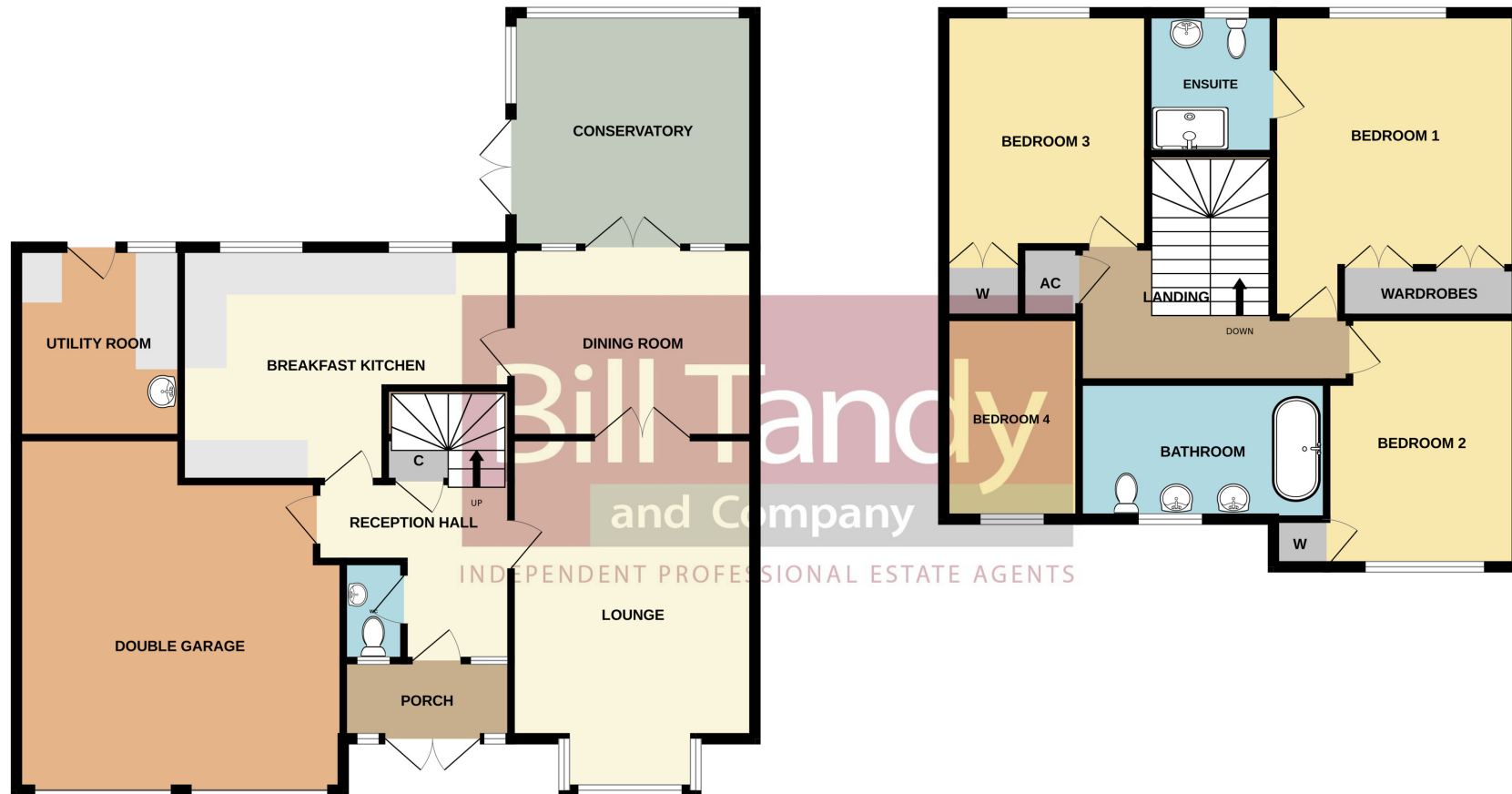
#### **VIEWING**

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](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.

GROUND FLOOR  
1203 sq.ft. (111.8 sq.m.) approx.

1ST FLOOR  
820 sq.ft. (76.2 sq.m.) approx.



TOTAL FLOOR AREA : 2023 sq.ft. (187.9 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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