

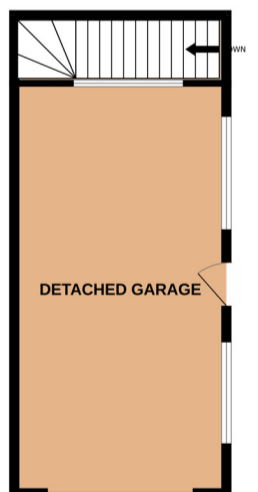
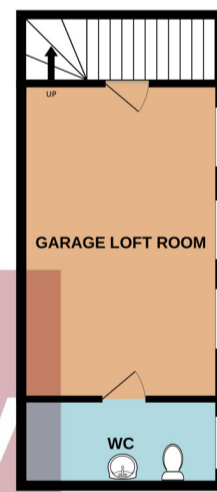
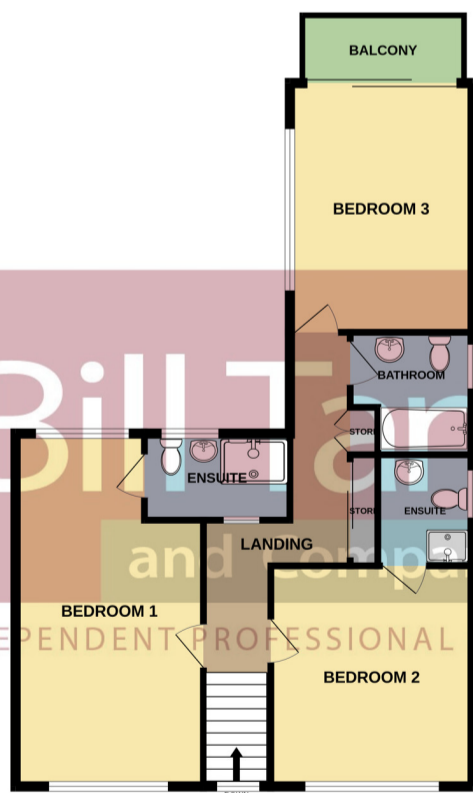
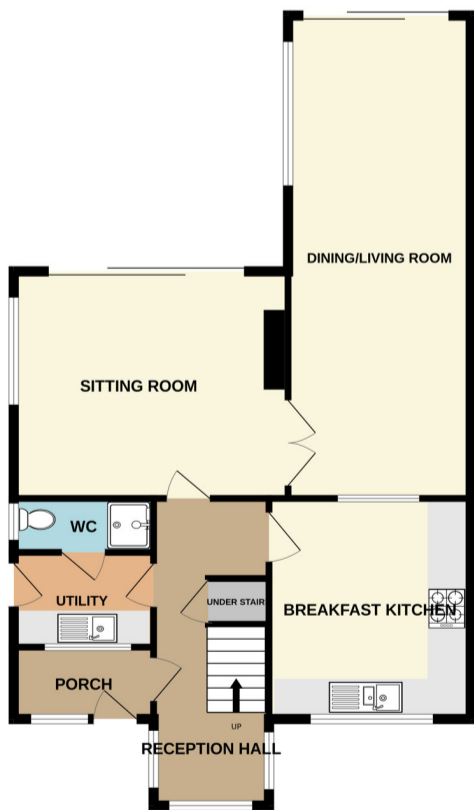


GROUND FLOOR  
868 sq.ft. (80.6 sq.m.) approx.

1ST FLOOR  
753 sq.ft. (70.0 sq.m.) approx.

GARAGE LOFT ROOM  
313 sq.ft. (29.1 sq.m.) approx.

GARAGE  
309 sq.ft. (28.5 sq.m.) approx.



TOTAL FLOOR AREA : 2273 sq.ft. (211.2 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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**156 Chorley Road, Burntwood,  
Staffordshire, WS7 2PF**

**£495,000 Freehold  
ORIO - NO CHAIN**

If you have ever had a desire to be close to nature then this is the house for you! Bill Tandy & Company, Burntwood are delighted to be offering to the market this fabulous traditional 3 bedroom detached property. Being sold with No Onward Chain and situated at the edge of Cannock Chase, overlooking Gentleshaw Common this beautifully appointed and traditionally styled Tardis like property has been impeccably well cared for by its current owners and has benefitted from a rear extension over the years but, can still offer an abundance of potential. Being well set back from the road with an in-out driveway still, with easy vehicle access to the rear detached garage that itself, benefits from an inspection pit and a loft room with toilet in its roof space! You then come to enjoy the manicured garden that seems to go on endlessly as it is one of the few properties on the road to still have its original garden. The main house has three very good size double bedrooms two of which offer ensuite shower rooms along side the family bathroom and a further downstairs shower room. Also on the ground floor is the traditional breakfast kitchen with a separate utility along with two formal reception rooms and an enclosed porch entrance. An early viewing of this property is considered essential to fully appreciate the accommodation on offer.



#### **ENTRANCE PORCH**

approached via wooden framed double glazed front door with wooden framed double glazed side windows and having tiled floor, ceiling light point and timber entrance door with opaque glazing opens to:

#### **ENTRANCE HALLWAY**

having traditional wooden flooring, cornicing, two ceiling light points with ceiling roses, two wall lights, UPVC double glazed bay window to front overlooking the horse pastures over the road, staircase to first floor, radiator, useful under stairs cupboard and doors to:

#### **BREAKFAST KITCHEN**

3.4m x 3.7m (11' 2" x 12' 2") having tiled floor, roll top work surfaces, coved ceiling, two fluorescent light points, radiator, UPVC double glazed window to front, decorative stained glass serving hatch to dining room, undercounter dishwasher, inset five burner gas hob with extractor above and double oven below, space for fridge/freezer, high level integrated fridge, matching wall and base units, under unit lighting and decorative lighting in the glazed display cabinets, half height tiled walls, tiled splashbacks and space for breakfast table.

#### **UTILITY ROOM**

having tiled floor, fully tiled walls, radiator, wooden framed opaque double glazed window looking into the porch, UPVC opaque double glazed door to side, base and wall mounted Shaker style units housing integrated washing machine and tumble dryer, wooden work surface, inset Belfast style sink with mono mixer tap and drainer, fluorescent light strip, radiator and wooden door to shower room.

#### **DOWNSTAIRS SHOWER ROOM**

having low flush W.C., built-in storage, UPVC opaque double glazed window to side, ceiling light point, heated towel rail and enclosed shower unit with glazed bi-fold door and mains plumbed shower, fully tiled walls and tiled floor.

#### **SITTING ROOM**

4.70m x 4.00m (15' 5" x 13' 1") being dual aspect and having larger than standard UPVC double glazed sliding doors opening out onto the rear patio, additional UPVC double glazed window to side, radiator, two wall lights, ceiling light point with traditional rose, traditional cornicing, feature fireplace with gas real flame effect with cast-iron style surround and mantel, tiled hearth with bespoke built-in entertainment units with display cabinets suitable for T.V., double wooden opaque glazed doors to:

#### **LOUNGE/DINER**

8.50m x 3.30m (27' 11" x 10' 10") another stunning room having serving



hatch to kitchen, two ceiling light points with decorative ceiling roses, traditional cornicing, two wall light points, radiator, large UPVC double glazed sliding doors opening out onto the rear patio acting like a picture frame to the garden, large UPVC double glazed window to side, focal point traditional style fireplace with gas real flame fire, traditional wooden mantel and quarry tiled hearth and recess behind.

#### **FIRST FLOOR LANDING**

having four ceiling light points, doors to further accommodation, lovely picture window overlooking the fields to the front and mirrored sliding doors along with a bi-fold wooden cross hatch wooden bi-fold door leading to storage cupboards.

#### **MASTER BEDROOM**

6.20m x 3.80m (20' 4" x 12' 6") dual aspect having large UPVC double glazed windows to front and rear with wonderful views, two ceiling light points with decorative ceiling roses, traditional cornicing, loft access hatch, two radiators, hatch leading to eaves and door to:

#### **MASTER EN SUITE SHOWER ROOM**

having tile effect flooring, half height tiled walls, UPVC opaque double glazed window to rear, white suite comprising pedestal wash hand basin, low level W.C., bidet, corner enclosed shower unit with electric shower fitment, radiator, ceiling light point and extractor fan.

#### **BEDROOM TWO**

3.80m x 3.30m (12' 6" x 10' 10") having very large UPVC double glazed windows to front with lovely fields views, ceiling light point with decorative ceiling rose, traditional cornicing, radiator, wall light point and door to:



#### **EN SUITE SHOWER ROOM**

having tile effect flooring, half height tiled walls, corner enclosed shower with electric shower fitment, radiator, light point, pedestal wash hand basin, low level W.C. and eye-level wooden framed opaque double glazed window to side.

#### **BEDROOM THREE**

4.00m x 3.30m (13' 1" x 10' 10") having wooden flooring, UPVC double glazed window to side, ceiling light point with decorative ceiling rose, traditional cornicing and UPVC double glazed sliding doors which benefit from one way privacy glass leading to a BALCONY with iron railings with decked style flooring offering space for a table and a couple of chairs overlooking the garden.

#### **FAMILY BATHROOM**

having tile effect flooring, half height tiled walls, white suite comprising pedestal wash hand basin, low level W.C., panelled bath with mains plumbed shower over and glazed splash screen, high level wooden framed opaque double glazed window to side, radiator and ceiling light point.

#### **OUTSIDE**

The property overlooks Gentleshaw Common and is set well back off the road behind a tarmac in-and-out driveway providing easy access along with parking for several vehicles, neatly shaped around a lawned foregarden with iron gates to the side of the property leading to a further tarmacked side driveway perfect for extra parking or caravan storage before finally leading to a paved patio area ideal for seating arrangements with raised flower bed borders. To the rear is



a large tiered garden with three small steps leading to the first tier which is mainly laid to lawn with decorative borders, designed central bedding plant areas, conifer hedge with arch leading to a patio area with greenhouse and various fruit trees. There is a further lawned area with brick built summerhouse with power and light approached via double wooden framed glazed doors with windows either side, further door and window to side and having tiled flooring. The garden continues with a crazy paved path leading to vegetable areas where you will also find is a small water feature. The top of the garden has a central path with lawns to either side, fruit trees and an central timber arbour bench giving a wonderful view of the garden and Cannock Chase beyond.

#### **DETACHED GARAGE WITH LOFT ROOM**

7.10m x 3.70m (23' 4" x 12' 2") approached via an up and over entrance door and having two wooden framed windows to side, window to rear, wooden framed glazed door to side, inspection pit, built-in work benches, light and power points and four fluorescent strip lights. To the rear of the garage is an external metal staircase rising up the floor above with a wooden framed door into a VERY USEFUL LOFT ROOM having three wooden framed dormer windows, four light points and door to a W.C. with pedestal wash hand basin and back to wall W.C.

#### **COUNCIL TAX**

Band E.

#### **FURTHER INFORMATION/SUPPLIERS**

Drainage & Water – connected



Electric and Gas – connected

Phone – 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](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.