



3 Heath View, Burntwood, Staffordshire, WS7 2BF

Bill Tandy
and Company
INDEPENDENT PROFESSIONAL ESTATE AGENTS

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£500,000

Occupying an enviable position on the highly sought-after Heath View cul-de-sac, this exceptional four bedroom detached family residence offers spacious, thoughtfully extended accommodation with a semi-rural setting on the fringe of Burntwood. Enjoying close proximity to Gentleshaw Common—ideal for picturesque countryside walks—and the outstanding natural beauty of Cannock Chase Forest beyond (AONB), the property perfectly balances tranquil surroundings with everyday convenience. Significantly upgraded by the current owners, the home is presented to an excellent standard throughout and benefits from a solar panel array, enhancing energy efficiency and reducing running costs. The accommodation has been superbly upgraded by the current owners and comprises porch entrance, entrance hall, guests cloakroom, principal lounge, open plan living/kitchen/dining room incorporating a reception room ideal as a snug plus a separate utility room, four good sized first floor bedrooms all having built-in wardrobes, there is an en suite to the main bedroom, and a principal family bathroom. Outside is an enclosed rear garden, a block paved driveway to the front providing ample parking and an integral single garage.

PORCH

approached via a composite UPVC opaque double glazed front entrance door with matching UPVC double glazed side panel and having modern wood effect flooring, contemporary wooden paneling and internal glazed door opening to:

RECEPTION HALL

having a continuation of the wood effect flooring, two ceiling light points, smoke detector, stairs to first floor, contemporary half height wooden panelling and doors lead off to:

GUESTS CLOAKROOM

having tiled floor, half height wooden panelling to walls, contemporary decor, modern suite comprising low level W.C. and wall mounted wash hand basin with storage cupboard below, extractor fan, ceiling light point, heated towel rail and a circular portal UPVC opaque double glazed window to front.

PRINCIPAL LOUNGE

7.00m max into walk-in bay x 4.00m max (2.70m min) (23' 0" max into bay x 13' 1" max 8'10" min) having feature walk-in UPVC double glazed window to front, feature decorative fireplace with wooden mantel and recess, recessed downlights, Victorian style radiator and traditional style glazed double doors opening to:

OPEN PLAN LIVING/KITCHEN/DINING ROOM

7.30m x 6.30m max (5.40m min) (23' 11" x 20' 8" max 17'9" min) this truly is the heart of the home, having feature central island with marble work surface with contemporary wooden units beneath and integrated Miele dishwasher, inset ceramic one and a half bowl sink and drainer with mono tap and integrated wine fridge. The kitchen has further matching wooden base units with marble work surface above, inset Miele induction hob, integrated Neff double oven and grill, integrated Miele coffee machine, mottled mercury tiled splashbacks, recessed downlights with decorative hanging lights over the island but still flooded with natural light from the three Velux roof windows, two UPVC double glazed windows to rear and UPVC double glazed French doors out to the patio. The Dining Area has a recess leading to a Lounge Area which has recessed LED lights, fittings for wall mounted T.V.

UTILITY ROOM

3.30m x 1.60m (10' 10" x 5' 3") having wood effect flooring, wooden Shaker style units to one wall with granite work top, matching wall mounted units, inset sink and drainer, space and plumbing for washing machine and tumble dryer, pantry store, UPVC opaque double glazed door to side, UPVC double glazed window and courtesy door to garage.



FIRST FLOOR LANDING

having smoke detector, ceiling light point, loft access hatch leading to insulated and partially boarded loft, storage cupboard with shelving and doors lead off to further accommodation.

BEDROOM ONE

3.40m min (not including wardrobes) x 3.10m min (11' 2" min not including wardrobes x 10' 2" min) having two UPVC double glazed windows to front both with built-in shutters, ceiling light point, wood panelling to one wall, radiator, built-in wardrobes with mirrored sliding doors and door to:

EN SUITE SHOWER ROOM

having tiled floor and tiled walls, white suite comprising pedestal wash hand basin, low level W.C. and shower cubicle with mains plumbed shower with rainfall effect showerhead and glazed door, ceiling light point, extractor fan and UPVC opaque double glazed window to front.

BEDROOM TWO

2.90m min not including built-in wardrobes x 2.80m (9' 6" min not including built-in wardrobes x 9' 2") having ceiling light point, radiator, UPVC double glazed window to rear and built-in wardrobes to one wall.

BEDROOM THREE

2.50m min not including built-in wardrobes x 2.40m (8' 2" min not including built-in wardrobes x 7' 10") having UPVC double glazed window to rear, ceiling light point, radiator and built-in storage cupboard to one wall.





BEDROOM FOUR

2.50m min not including built-in wardrobes x 2.40m (8' 2" min not including built-in wardrobes x 7' 10") having UPVC double glazed window to front, ceiling light point, radiator and built-in wardrobes with mirrored sliding doors to one wall.

FAMILY BATHROOM

having sandstone style tiled floor, tiling to walls, white suite comprising pedestal wash hand basin, low level W.C. and panelled bath having mains plumbed dual shower head over with rainfall effect and glazed splash screen, heated towel rail, ceiling light point, extractor fan and UPVC opaque double glazed window to rear.

OUTSIDE

The property is set back from the road having a block paved driveway providing ample parking and side access leading to the rear garden. To the rear is a porcelain paved patio seating area, small decked area, railway sleeper steps lead up to the mainly laid to lawn garden having decorative fencing, fenced perimeters and hard standing for good sized shed.

GARAGE

4.60m x 2.60m (15' 1" x 8' 6") approached via an electric roller entrance door and having light, courtesy door to utility room and houses the boiler.



AGENTS NOTE:

The property does benefit from an owned P.V. Solar Panel Array mounted on the roof, this is on a feed in tariff contracted to Scottish Power with an annual income TBC, for further information please refer to your solicitor for details.

COUNCIL TAX

Band E.

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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		81
(69-80)	C	69	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

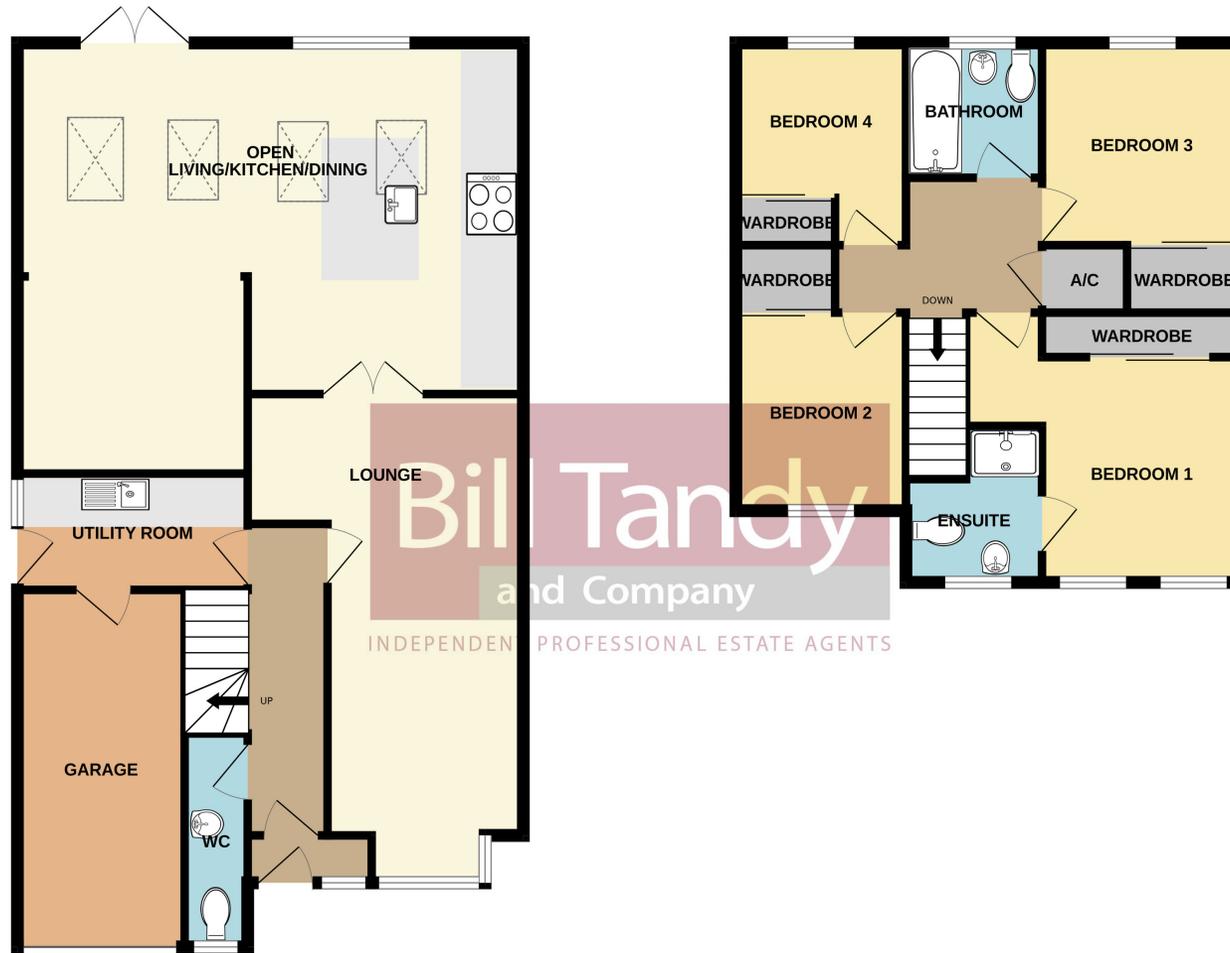
TENURE
Our client advises us that the property is Freehold. Should you proceed with the purchase of the property these details must be verified by your solicitor.

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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