



GROUND FLOOR  
 940 sq.ft. (87.3 sq.m.) approx.

1ST FLOOR  
 800 sq.ft. (74.3 sq.m.) approx.



TOTAL FLOOR AREA : 1740 sq.ft. (161.7 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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**54 Ogley Hay Road, Burntwood,  
Staffordshire, WS7 2PH**

## **£524,000 Freehold OIRO - NO CHAIN**

Offered to the market with no onward and on the Fringe of Burntwood with Gentleshaw Common on your doorstep, what's not to love about this fully renovated executive five bedroom family home with countryside views to fore. The property is perfectly situated to take advantage of local shops just a short drive away, whilst enjoying the lifestyle option of a semi-rural property close Cannock Chase an AONB (Area of Outstanding Natural Beauty) and Gentleshaw Common both with countryside walks and trails. Having been fully renovated by its current owners to a high specification, the accommodation comprises; two good size reception rooms along side the stunning brand new breakfast kitchen, utility room, re-fitted guest cloakroom and conservatory downstairs. Whilst on the first floor there are five good bedrooms and family bathroom rotating off the central landing with a particular feature being the main bedroom and ensuite positioned at the front of the property offering far reaching views over the common. Outside, the driveway gives access to the integral garage with off road parking for several cars and gardens to front and rear. Viewing is strongly encouraged for full appreciation of this beautiful home and location.



### **ENTRANCE HALL**

approached via a composite UPVC opaque double glazed front door and having wood effect LVC flooring, two ceiling light points, radiator, door to garage, stairs rising to first floor and doors to further accommodation.

### **RE-FITTED GUESTS CLOAKROOM**

with the current owners moving a wall adding an element of space and fitting hi quality modern units and worktop for the inset wash basin, having a continuation of the wood effect LVC flooring, radiator, ceiling light point, opaque UPVC double glazed window to side, low level W.C.

### **LIVING ROOM**

4.70m max into bay x 3.50m (15' 5" max into bay x 11' 6") having ceiling light point, radiator and feature walk-in double glazed bay window overlooking the fields to the front.

### **DINING/FAMILY ROOM**

5.70m x 2.60m (18' 8" x 8' 6") having wood effect LVC flooring flowing through from the breakfast kitchen, two ceiling light points, radiator, UPVC double glazed window to front overlooking the fields and UPVC double glazed doors opening out to the rear garden and patio.

### **BRAND NEW 'L' SHAPED BREAKFAST KITCHEN**

6.00m max x 3.90m max (19' 8" max x 12' 10" max) a lovely open space and the heart of the home having modern Shaker style units, quartz work tops, breakfast bar, inset electric hob with overhead extractor, eye-level double oven and microwave, ceramic sink and drainer with mixer tap, integrated dishwasher, recessed LED downlights, radiator, UPVC double glazed window overlooking the rear garden, sliding UPVC double glazed doors out to the conservatory and door to utility.

### **BRAND NEW UTILITY**

having matching units to those in the kitchen, matching quartz work tops, inset sink and drainer, space and plumbing for white goods, recessed LED downlights, UPVC double glazed overlooking the rear garden and UPVC opaque double glazed door leading out to the side passage.



### **UPVC DOUBLE GLAZED CONSERVATORY**

3.20m x 2.90m (10' 6" x 9' 6") having tiled floor, low level brick wall, double UPVC double glazed doors opening out to the rear garden and patio, radiator, polycarbonate roof and ceiling light point.

### **FIRST FLOOR LANDING**

having ceiling light point, smoke detector, loft access hatch, airing cupboard housing the hot water tank and doors lead off to further accommodation.

### **BEDROOM ONE**

4.80m max into wardrobe x 3.00m (15' 9" max into wardrobe x 9' 10") having ceiling light point, radiator, three UPVC double glazed windows overlooking the fields to the front, built-in wardrobes with triple mirrored sliding doors and door to:

### **RE-FITTED EN SUITE SHOWER ROOM**

having wood effect flooring, white suite comprising low level W.C., pedestal wash hand basin and enclosed corner shower cubicle, wall mounted shaver socket, ceiling light point, radiator and UPVC opaque double glazed window to front.

### **BEDROOM TWO**

5.80m x 2.60m (19' 0" x 8' 6") a fantastic sized room stretching from front to back of the property with double glazed windows on both ends giving a lovely dual aspect also having two ceiling light points and two radiators.



### **BEDROOM THREE**

2.90m max into wardrobe x 2.60m (9' 6" max into wardrobe x 8' 6") having ceiling light point, radiator and UPVC double glazed window to rear.

### **BEDROOM FOUR**

2.90m x 2.40m (9' 6" x 7' 10") having ceiling light point, radiator and UPVC double glazed window to rear.

### **BEDROOM FIVE**

2.90m x 2.10m (9' 6" x 6' 11") having ceiling light point, radiator and UPVC double glazed window to rear.

### **FAMILY BATHROOM**

having tiled floor, part tiled walls, modern white suite comprising panelled bath, W.C. with hidden cistern, wash hand basin with high gloss storage cupboards beneath, underfloor heating, UPVC opaque double glazed window to side and ceiling light point.

### **INTEGRAL GARAGE**

5.00m min x 2.20m min (16' 5" min x 7' 3" min) approached via up and over entrance door and having ceiling light point and ideal condensing central heating boiler.

### **OUTSIDE**

The property is set well back from the road behind a tarmac driveway providing parking for several vehicles and leading up



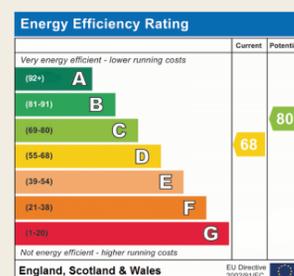
to the garage alongside a good sized front garden being mainly laid to lawn. There is a block paved side access leading to the private rear garden having a block paved patio area with dwarf decorative wall leading to the mainly laid to lawn south facing garden with fenced boundaries, bedding plant border, corner hard standing for shed and mature trees offering good screening to the rear.

### **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 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

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.