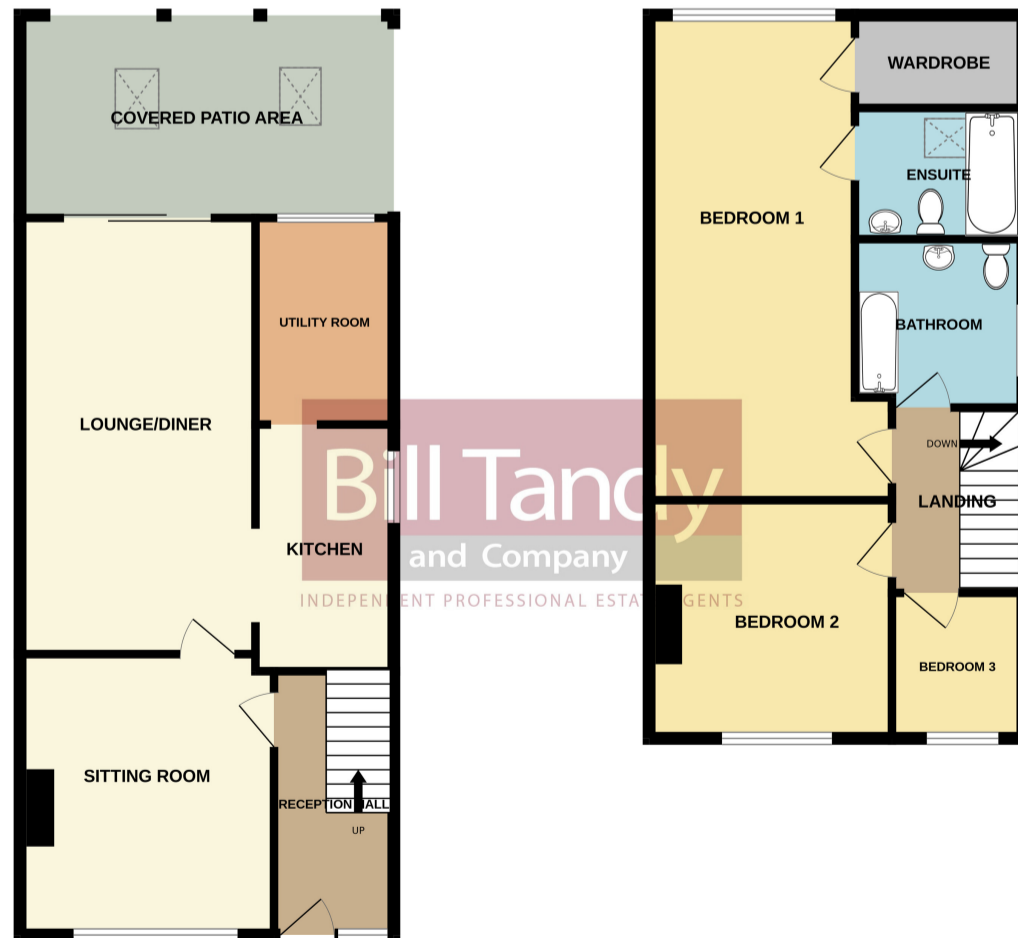




GROUND FLOOR

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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41 Springle Styche Lane,  
Burntwood, Staffordshire, WS7  
9HD

## £290,000 Freehold OFFERS OVER - NO CHAIN

Don't miss out this unique three bedroom semi-detached home located along Springle Styche Lane on the Fringe of Burntwood in a semi-rural setting and offered with NO ONWARD CHAIN! In a beautiful and sought after location, stand out features are the stunning landscaped rear garden and the countryside aspects to enjoy. Sitting behind a block paved driveway this 'Tardis' like property offers something for all types of buyers and even offers a Country Pub with the highly recommended Drill Inn a short walk away. With easy access to the ever popular Fulfen Primary & Swan Island with all its shopping and lifestyle amenities only a short 4-5 minute drive away viewing is highly encouraged to fully appreciate the location and individuality of this beautiful home.



### RECEPTION HALL

approached via a UPVC obscure glazed front door with UPVC obscure glazed side panel and having radiator, ceiling light point and stairs rising to the first floor with under stairs cupboard.

### SITTING ROOM

3.90m x 3.50m (12' 10" x 11' 6") having recessed downlights, traditional style radiator, UPVC double glazed window to front and a lovely focal point central decorative feature fireplace with traditional style mantel, tiled hearth and inset decorative wood fire.

### LOUNGE/DINER

6.10m x 3.40m (20' 0" x 11' 2") having wooden flooring, recessed downlights, UPVC sliding doors opening out to the covered patio, radiator and high level sockets suitable for a wall mounted T.V. Wide opening leading through to:

### KITCHEN

1.9m x 3.5m (6' 3" x 11' 6") having tiled floor, modern wood effect base and wall mounted units, brick tiled splashbacks and brick tiling to one wall, roll top work surfaces, recessed downlights, integrated eye-level oven, electric hob with extractor over, space for fridge/freezer, UPVC double glazed window to side and opening through to:

### UTILITY

1.9m x 2.9m (6' 3" x 9' 6") having a continuation of the tiled floor, recessed downlights, brick tiled splashbacks, dark grey high gloss base units, white wall mounted units, pre-formed roll top work surface, space and plumbing for washing machine, tumble dryer and slimline dishwasher, one and a half sink and drainer with mixer tap, UPVC double glazed window overlooking the rear garden and radiator.

### FIRST FLOOR LANDING

approached via a wooden staircase with UPVC double glazed window to side the landing has ceiling light point and doors to further accommodation.

### BEDROOM ONE

6.70m x 2.90m (22' 0" x 9' 6") having recessed downlights, UPVC double glazed window to rear, radiator and built-in walk-in wardrobe with recessed downlights and hanging rail. Door to:



### EN SUITE BATHROOM

having tiled floor, brick tiled splashbacks, suite comprising modern 'P' shaped bath with overhead mains plumbed shower, built-in vanity unit with wash hand basin and hidden cistern W.C., Velux style window, recessed downlights, heated towel rail and loft access hatch.

### BEDROOM TWO

3.4m x 3.3m (11' 2" x 10' 10") having recessed downlights, radiator and UPVC double glazed window to front.

### BEDROOM THREE

1.70m x 1.70m (5' 7" x 5' 7") currently used as an office and having recessed downlights, radiator and UPVC double glazed window to front.

### BATHROOM

having tiled floor, floor to ceiling tiled walls, white suite comprising panelled bath with mains plumbed overhead dual head shower, pedestal wash hand basin and low level W.C., traditional style radiator with integrated heated towel rail. UPVC opaque double glazed window to side and recessed downlights.

### COVERED PATIO AREA

a lovely usable outdoor space having paved flooring, fully tiled roof with pillar supports and two Velux style windows, one ceiling light point, four wall light points, built-in heat escape for barbecue.



### OUTSIDE

To the front of the property is fully block paved with brick walls either side providing parking for two cars and leading to the open covered front porch, and there is outside lighting and outside power points. A paved side access leads to the rear. To the rear of the property is a tiered garden with railway sleeper borders and decorative low iron-railings separating each tier. Two of the tiers have tiled seating areas, one having timber shed, and the third tier is mainly laid to lawn with hardstanding area suitable for patio or decking with lovely open views beyond the garden.

### COUNCIL TAX

Band D.

### FURTHER INFORMATION/SUPPLIERS

Water, electricity and gas connected. Drainage is via a septic tank (located on the 2nd raised patio)\*see AGENT NOTES - Telephone connected.

For broadband and mobile phone speeds and coverage, please refer to the website below: <https://checker.ofcom.org.uk/>

### AGENTS NOTES

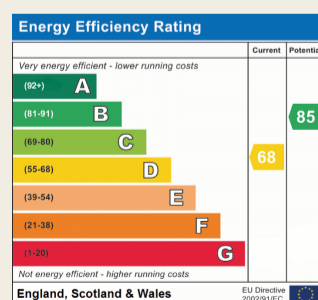
We understand from the Vendor that the properties along Springle Styche Lane will be going onto mains sewerage in the next two years (mains are located outside The Drill. This is



following the lane being surveyed by South Staffs Water approx. 12 months ago.

The current septic tank gets emptied 12-18 months by Burntwood Road Sweeps.

We would advise any prospective purchasers to get this verified by their solicitor.



### 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



OBJ 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.