



15 Tame Avenue, Burntwood, Staffordshire, WS7 9JQ

Bill Tandy
and Company

INDEPENDENT PROFESSIONAL ESTATE AGENTS

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£425,000 NO CHAIN - ORIO

A superb opportunity to secure this substantially extended detached three bedroom family home with no onward chain, commanding a dominant position on a fantastic larger than normal corner plot at the head of this ever sought after church farm cul-de-sac location. This property is ready to go as a charming family home but also offers an abundance of future potential (subject to necessary planning permission). Offering easy access to excellent local schools along with superb amenities including local doctors, public transport links and all the shopping and lifestyle options at the popular Swan Island. The property benefits from owned solar panels which give a small income along side reduced utility bills for the remaining term to benefit the new owner, the widening plot allows a superb landscaped rear garden along with a good size front garden and still having off road parking for four vehicles before the garage. The accommodation comprises in brief; entrance hall, guest w/c, dining room, lounge, breakfast room and fitted kitchen to the ground floor along with three good sized bedrooms with the master having fitted wardrobes to two walls and the family shower room. Call us today to make sure you don't miss this opportunity.



ENTRANCE HALL

entered via an opaque upvc double glazed front entrance door with twin opaque upvc double glazed side panels to either side and comprising of hard wearing wood effect flooring, ceiling light point, radiator, doors to further accommodation and access to;

GUEST W/C

having tiled floor and half height tiled walls and comprising of low level back to wall w/c, wall mounted hand wash basin with mono-mixer tap and hi-gloss storage cupboard below, illuminated wall mounted mirror, ceiling light point and extractor fan.

BREAKFAST ROOM

2.4m x 3.9m (7' 10" x 12' 10") with a continuation of the hard wearing wood effect flooring, ceiling light point, radiator upvc double glazed sliding doors out to the garden patio, stairs to first floor and access to understairs storage cupboard, door to lounge and open arch to;

FITTED KITCHEN

2.8m x 2.9m (9' 2" x 9' 6") comprising of matching wooden base and wall mounted units including under counter and display lighting and having pre formed marble effect roll top work surfaces mounted upon, allowing for inset five burner gas hob, eye level double oven and grill, inset one and a half bowl sink and drainer with mono-mixer tap along with integrated dishwasher, washing machine and fridge freezer, upvc double glazed window to the rear garden and ceiling light point.

LOUNGE

4.8m x 4.9m (15' 9" x 16' 1") extended by the current owners during the early 90's to create a fantastic family space perfect for entertaining and naturally drawing your attention to the feature, floor to ceiling upvc double glazed picture window framing the landscaped garden scene to the rear. Also having modern electric floating fireplace with white pebble flame effect, a further radiator, ceiling light point and three wall light points.

DINING ROOM

5.2m x 3.6m (17' 1" x 11' 10") a good size room with lots of natural light as this was originally the lounge prior to extensions and therefore benefits from the upvc double glazed bow window overlooking the front garden. Having a continuation of the hard wearing wood effect flooring, three wall light points, radiator and focal point feature fireplace with raised marble hearth and coal effect electrical fire insert.



LANDING

comprising of ceiling light point, glazed roof window over the stairs, doors to further accommodation and access to the loft via hatch.

BEDROOM ONE

4m x 3.3m (13' 1" x 10' 10") (maximum into wardrobes) having fitted wardrobes to two walls, upvc double glazed window to front, ceiling light point, radiator and access to airing cupboard housing the Worcester Bosch combination boiler

BEDROOM TWO

2.7m x 2.9m (8' 10" x 9' 6") having ceiling light point, radiator, upvc double glazed window to rear.

BEDROOM THREE

2.1m x 3.9m (6' 11" x 12' 10") having ceiling light point, radiator, upvc double glazed window to rear.

SHOWER ROOM

having non slip wood effect flooring, floor to ceiling tiled walls, low lip walk-in double shower with glazed splash screen and mains plumbed shower fitment, modern white hi-gloss units incorporating low level hidden cistern/c and handwash basin with storage cupboards below, stainless steel heated towel rail, two wall light points and opaque upvc double glazed window to side.



OUTSIDE

the property is set well back from the road on a very good size, widening, corner plot with tarmac driveway suitable for multiple vehicles before the carport and garage while still offering a large front lawn with hedged boundary and feature shaped trees and bedding plant area along with gated side access.

To the rear, you will find a wall and fence enclosed garden which is mainly laid to lawn but has been lovingly landscaped by the current owners and now provides a delightful paved patio area upon exiting the property, which runs the full width of the back and round to the side gate, extending to two patio seating area's and further hardstanding area to the rear of the garage suitable for a green house. There is a further hardstanding area in the top corner suitable for a large shed and is pleasantly screened with trellising and a stunning bedding plant rockery to the opposite corner along with various complimentary bedding plant areas throughout.

GARAGE

2.6m x 5.7m (8' 6" x 18' 8") access via wooden side opening entrance doors and having an additional upvc double glazed rear courtesy door leading out to the garden, benefitting from fitted workbenches to the rear wall along with two ceiling light points, several power points and also housing the solar panel junction boxes.



CARPORT

an open covered area to the front of the garage with one ceiling light point, offering good shelter from the elements for one vehicle and access to the front door

FURTHER INFORMATION/SUPPLIES

Drainage – Mains
Water – mains 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/>

AGENTS NOTE

The property benefits from owned solar panels allowing for reduced energy bills and currently providing the property a small income of £279.54 for the last winter quarter.

COUNCIL TAX

Council TAX band C - Lichfield District council



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	78	82
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		

TENURE

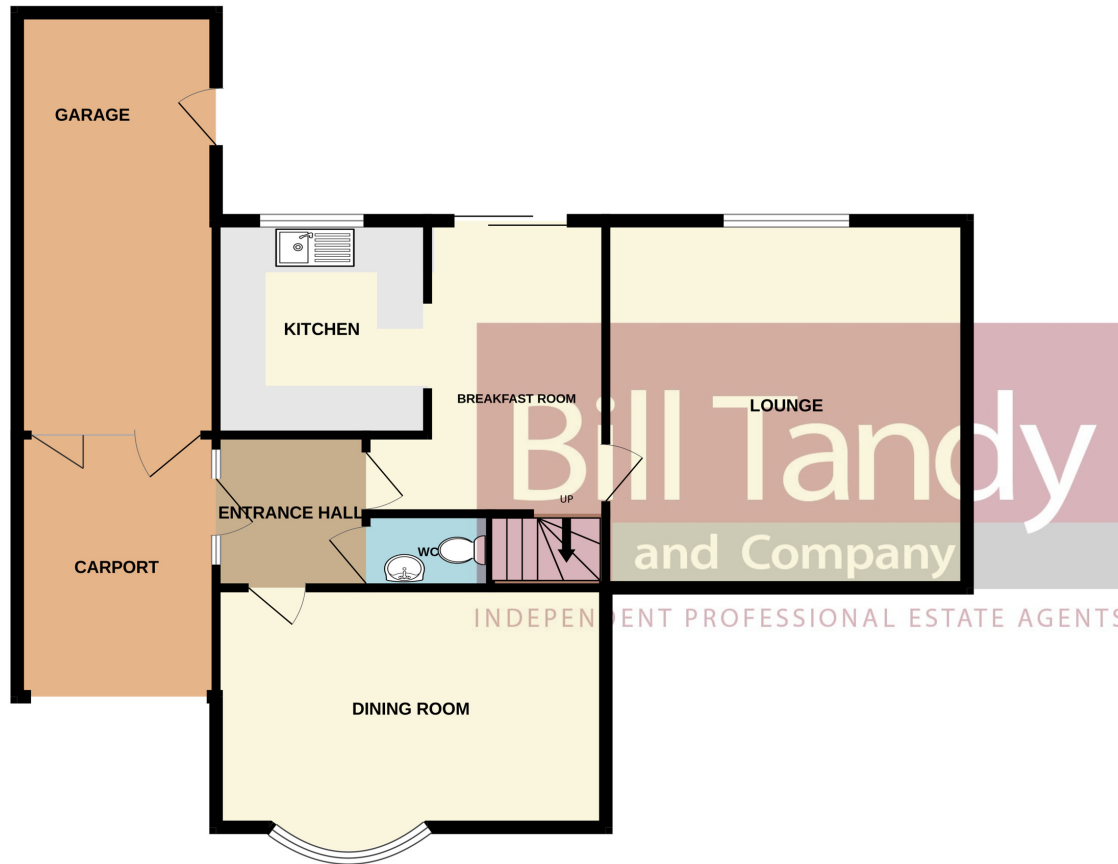
Our client advises us that the property is Freehold. Should you proceed with the purchase of the property these details must be verified by your solicitor.

VIEWING

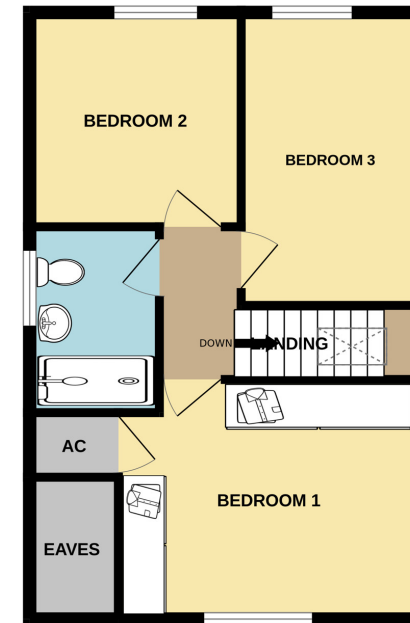
By arrangement with the Selling Agents, Bill Tandy and Company, 16 Cannock Road, Burntwood, Staffordshire, WS7 0BJ on 01543 670 055 or burntwood@billtandy.co.uk

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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