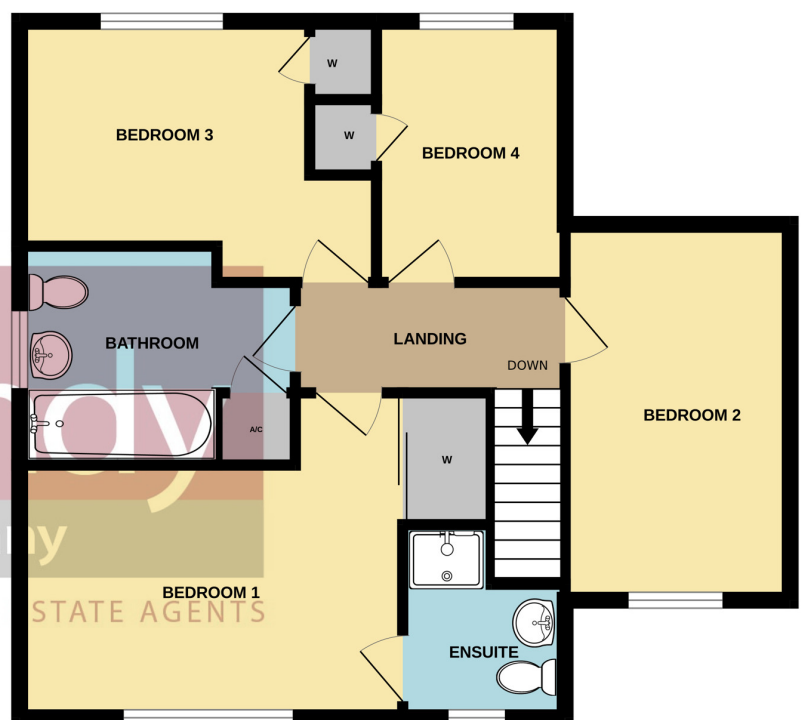


GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 1231 sq.ft. (114.4 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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13 Telford Close, Burntwood,
Staffordshire, WS7 9LQ

£425,000 Freehold
Offers in Region of

Bill Tandy & Company, Burntwood, are delighted to be offering to the market this superbly located four bedroom detached family home on the highly sought after Hunslet development. Secluded in the corner of Telford Close with the green to the rear the property has been well looked after by its current owner, and is perfectly located to take full advantage of the highly regarded local schools and amenities. In brief the accommodation comprises of; entrance hall, lounge, dining room, kitchen, utility room, laundry room, guest w/c and garage store downstairs. Upstairs offers a spacious family bathroom along side four good size bedrooms three of which are doubles, with the master also having an ensuite shower room, whilst outside there is a delightful enclosed rear garden and a fabulous frontage with block paved drive for several vehicles all well screened for privacy by a mature front garden. An early viewing is considered essential to fully appreciate the accommodation on offer.



ENTRANCE HALL

approached via a UPVC opaque glazed front door with opaque double glazed side panel and having wood effect flooring, coving, dado rail, ceiling light point, radiator, stairs to first floor and doors to further accommodation.

LOUNGE

4.90m max into bay x 4.00m (16' 1" max into bay x 13' 1") having two ceiling light points, radiator, central feature fireplace with modern marble effect mantel and hearth housing modern electric fire, UPVC double glazed bay window to front, coving, dado rail and wooden double doors opening to the dining room.

DINING ROOM

3.20m x 3.10m (10' 6" x 10' 2") having metal framed double glazed sliding doors opening to the garden, ceiling light point, coving, dado rail, radiator and door to kitchen.

BREAKFAST KITCHEN

3.20m x 2.70m (10' 6" x 8' 10") having tiled flooring, pre-formed work surface with wooden cupboards and drawers beneath, tiled splashbacks, inset one and a half bowl sink and drainer, matching wall mounted cupboards, space for free-standing electric cooker with overhead extractor, UPVC double glazed window to rear, two ceiling light points, coving, door to under stairs storage cupboard and archway to an extra area of kitchen with further cupboards and door to:

UTILITY

having pre-formed work surface with wooden base cupboards beneath, matching wall mounted cupboards, inset sink and drainer, space and plumbing for dishwasher, tiled splashbacks, ceiling light point, dado rail, radiator, tiled floor, UPVC opaque double glazed door to side, door to rear of part converted garage and wooden door opening to:

GUESTS CLOAKROOM

having UPVC double glazed window to rear, ceiling light point, radiator, low level W.C., wash hand basin with tiled splashback and wood effect flooring.

LAUNDRY ROOM

2.30m x 2.30m (7' 7" x 7' 7") having work surface with spaces



below and plumbing for washing machine and tumble dryer, ceiling light point and condensing central heating boiler. Door to garage store.

FIRST FLOOR LANDING

having ceiling light point, coving, dado rail, smoke detector, loft access hatch and doors to further accommodation.

BEDROOM ONE

4.10m x 2.80m (13' 5" x 9' 2") having dado rail, coving, ceiling light point, radiator, UPVC double glazed window to front, built-in wardrobes with mirrored sliding doors and door to:

EN-SUITE SHOWER ROOM

having W.C., pedestal wash hand basin with tiled splashbacks, walk-in shower with glazed splash screen and mains plumbed shower appliance, recessed downlights, radiator and UPVC opaque double glazed window to front.

BEDROOM TWO

4.00m x 2.40m (13' 1" x 7' 10") having coving, dado rail, UPVC double glazed window to front, ceiling light point and radiator.

BEDROOM THREE

3.00m min x 2.40m min (9' 10" min x 7' 10" min) having UPVC double glazed window to rear, ceiling light point, coving, dado rail, radiator and built-in wardrobe.

BEDROOM FOUR

2.70m x 2.00m (8' 10" x 6' 7") currently used as an office having



ceiling light point, radiator, UPVC double glazed window to rear and built-in wardrobe.

FAMILY BATHROOM

2.90m x 2.20m (9' 6" x 7' 3") having wood effect flooring, half height tiled walls, UPVC double glazed window to side, white suite comprising panelled bath, pedestal wash hand basin and W.C., recessed downlights, radiator and airing cupboard housing tank and shelving.

OUTSIDE

The property is approached to the front via a shaped block paved driveway providing parking for several vehicles and there is a shaped foregarden with slate covered flower beds holding mature shrubs and trees providing great privacy. A side gate leads to the rear where there is a block paved patio area and decked seating area with a mainly laid to lawn garden beyond with pathway leading to the rear shed and greenhouse, mature shrubs & bushes down one side and boundaries.

GARAGE STORE

approached via the electric roller shutter garage entrance door and having power, light and being useful for storage.

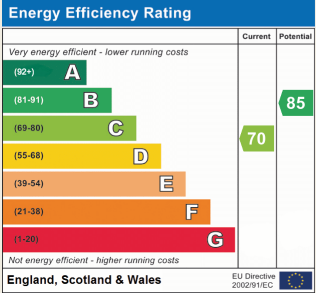
COUNCIL TAX

Band E.



FURTHER INFORMATION

Mains drainage, water, gas and electricity 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.