



25 Alltree Road, Burntwood, Staffordshire, WS7 3AE

Bill Tandy

and Company

INDEPENDENT PROFESSIONAL ESTATE AGENTS



**25 Alltree Road, Burntwood,  
Staffordshire, WS7 3AE**

**£300,000**

Constructed circa five years ago by renowned builders Messrs Taylor Wimpey, the popular Holly Blue Meadow estate is sought after by a wide variety of buyers. Bill Tandy and Company are delighted to be offering to the market this high specification and meticulously presented three storey three double bedroom semi detached property. Alltree Road is conveniently located and takes full advantage of the highly regarded local schools and excellent local amenities within walking distance. The property is still covered by an NHBC warranty offering detached garage, parking and a rear garden and the accommodation in brief comprises entrance hall, dining kitchen, lounge, two first floor double bedrooms and family bathroom and stairs to the master suite on the top floor with bedroom, built-in wardrobes and en suite shower room. The current occupiers have renovated to a high specification including lovely extras like the EV car charger. An early viewing is considered essential to fully appreciate the quality of accommodation on offer.



### **ENTRANCE HALL**

approached via a UPVC opaque double glazed composite front entrance door and having ceramic tiled flooring, ceiling light point, radiator, smoke detector, stairs to first floor and useful storage cupboard.

### **DINING KITCHEN**

5.20m x 3.10m (17' 1" x 10' 2") having a continuation of the ceramic tiled flooring, modern grey high gloss base cupboards and drawers with wood effect roll top work surface above, breakfast bar, matching wall mounted cupboards, inset gas hob with overhead extractor and integrated oven below, one and a half bowl sink and drainer with mono mixer tap, integrated fridge/freezer, integrated dishwasher, corner cupboard housing the combination boiler, two ceiling light points, extractor fan, UPVC double glazed window to front and radiator.

### **GUESTS CLOAKROOM**

having a continuation of the ceramic tiled flooring, low level W.C., corner wash hand basin with tiled splashback, recessed downlights and extractor fan.

### **LOUNGE**

4.20m x 3.40m (13' 9" x 11' 2") having wood effect flooring, two ceiling light points, radiator and UPVC double glazed French doors with double glazed side panels leading out to the patio.

### **FIRST FLOOR LANDING**

having UPVC double glazed window to side, two ceiling light points, smoke detector, radiator, doors leading off to further accommodation and a door leads to a further landing area with UPVC double glazed window to front and stairs rising to the master bedroom.



### **BEDROOM TWO**

4.20m max into wardrobes x 3.40m (13' 9" max into wardrobes x 11' 2") having UPVC double glazed window to rear ceiling light point, radiator, built-in triple wardrobes with sliding doors and built-in storage cupboard.

### **BEDROOM THREE**

3.20m x 2.10m (10' 6" x 6' 11") having UPVC double glazed window to front, ceiling light point, radiator and built-in double wardrobe with sliding doors.

### **FAMILY BATHROOM**

having ceramic tiled flooring, tiling to walls, white suite comprising pedestal wash hand basin, low level W.C. and panelled bath with glazed splash screen and mains plumbed shower over, extractor fan, radiator and recessed downlights.

### **SECOND FLOOR MASTER BEDROOM**

5.30m x 3.10m (17' 5" x 10' 2") having vaulted ceiling, UPVC double glazed window to front, four wall light points, radiator, tiple wardrobes with mirrored doors, access hatch to remaining loft area and door to:



### EN SUITE SHOWER ROOM

having tiled flooring, tiling to walls, Velux window, white suite comprising pedestal wash hand basin, low level W.C. and double width shower enclosure with tiled recess and electric shower fitment over, recessed downlights, extractor fan and radiator.

### OUTSIDE

The property is set back from the road with a small paved path leading to the front door with flower beds to either side, tarmac driveway to the side of the property providing parking for two cars with EV charging point and leading to the detached garage. A side gate leads to the rear garden. To the rear the garden is fence enclosed and mainly laid to lawn with lovely decked seating area and mature shrubbery borders.

### DETACHED SINGLE GARAGE

6.00m x 3.20m (19' 8" x 10' 6") approached via an up and over entrance door and having pitched roof ideal for storage and power light.

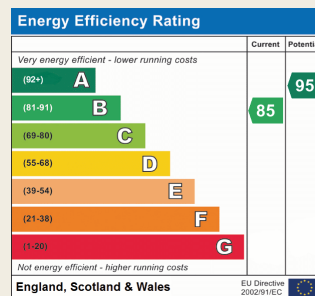


### COUNCIL TAX

Band C.

### 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.

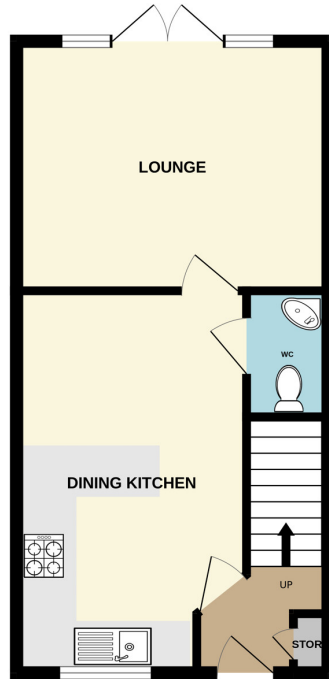


### VIEWING

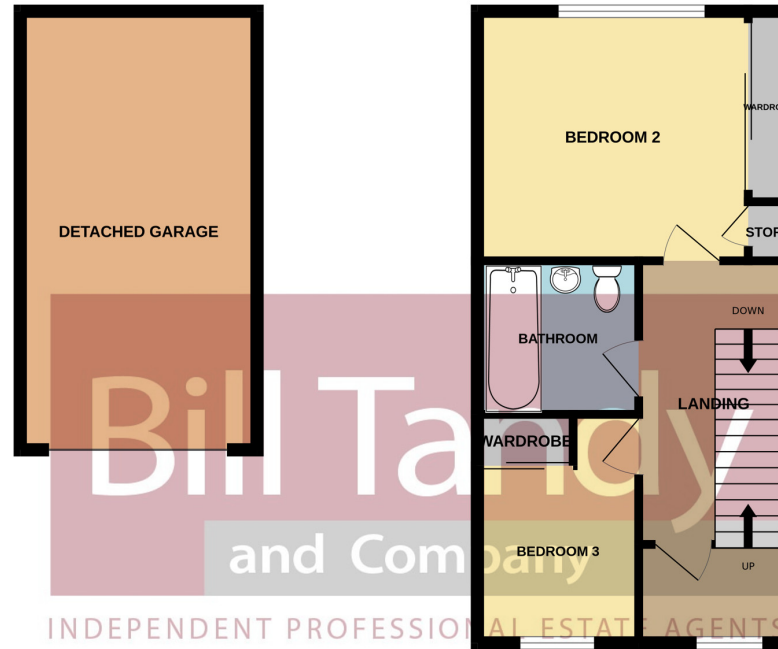
By arrangement with the Selling Agents, Bill Tandy and Company, 16 Cannock Road, Burntwood, Staffordshire, WS7 0BJ on 01543 670 055 or [burntwood@billtandy.co.uk](mailto:burntwood@billtandy.co.uk)

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.

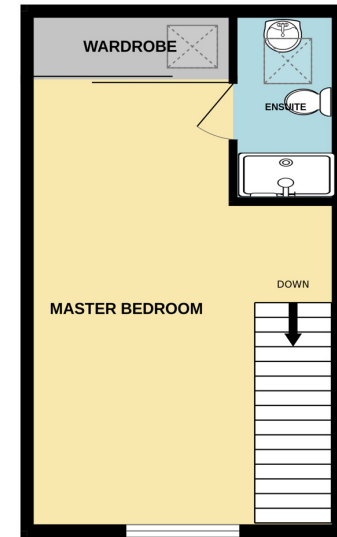
GROUND FLOOR  
599 sq.ft. (55.6 sq.m.) approx.



1ST FLOOR  
392 sq.ft. (36.4 sq.m.) approx.



2ND FLOOR  
323 sq.ft. (30.0 sq.m.) approx.



TOTAL FLOOR AREA : 1314 sq.ft. (122.0 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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