

DRAFT

55 Cannock Road, Burntwood, Staffordshire, WS7 0BL



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Staffordshire, WS7 0BL**

£435,000

Bill Tandy & Company, Burntwood, have the pleasure of offering to the market this stunning 4 bedroom detached family home opposite Burntwood Park. Having been renovated and extended by its current owners this property has to be seen to be believed! Occupying a corner plot in an envious location that offers everything you need right on your doorstep, be it good schools, local amenities or lots of green space, you will have your pick. The property itself boasts a fantastic 9m Family kitchen Diner with bi-fold doors leading out to the walled garden aside a separate living room, utility room, and office, whilst upstairs holds four double bedrooms along with the family bathroom and a separate w/c with the master bedroom offering a front to rear dual aspect and also having an ensuite shower room. an early viewing of this property is considered essential to fully appreciate the accommodation on offer.



WELCOMING ENTRANCE HALL

approached via a composite UPVC double glazed front entrance door with opaque glazing and two opaque glazed side screens and having ceiling light point, wall light point, radiator, controls for the Hive heating system, under stairs cupboard and doors to further accommodation.

LOUNGE

5.00m x 3.60m (16' 5" x 11' 10") having recessed downlights, radiator and UPVC double glazed windows to front.

FABULOUS FAMILY DINING KITCHEN

9.00m max (3.70m min) x 4.90m max (3.00m min) (29' 6" max 12'10" min x 16' 1" max 9'10" min) approached via double doors and having large ceramic tiled flooring, recessed downlights, radiator, large UPVC double glazed window and UPVC triple bi-fold doors opening out to the garden, modern pre-formed work surfaces with modern high gloss units beneath, integrated dishwasher, oven and Bosch induction five burner hob with over head extractor , built-in microwave and grill and American style fridge/freezer, one and a half bowl sink and drainer with mixer tap.

UTILITY ROOM

having linoleum flooring, floor to ceiling tiles, pre-formed work surface with wooden base units below, wall mounted units, sink and drainer with mixer tap, UPVC double glazed window to garden, UPVC opaque double glazed door to side, space and plumbing for washing machine, Worcester Bosch combination boiler and ceiling light point.



OFFICE/BEDROOM FIVE

4.30m x 2.10m (14' 1" x 6' 11") converted from the former garage and having wood effect flooring, radiator, ceiling light point and UPVC double glazed window to front.

FIRST FLOOR LANDING

having recessed downlights, loft access hatch and doors to further accommodation.

MASTER BEDROOM

6.00m max (3.20m min) x 5.00m max (2.40m min) (19' 8" max 10'6" min x 16' 5" max 7'10"min) having recessed downlights, radiator, UPVC double glazed windows to both front and rear and door to:

EN SUITE SHOWER ROOM

having recessed downlights, lino flooring, opaque UPVC double glazed window to side, fully tiled shower cubicle with mains fed shower appliance, pedestal wash hand basin, low level W.C.



BEDROOM TWO

3.70m x 3.00m (12' 2" x 9' 10") having UPVC double glazed window to rear, ceiling light point and radiator.

BEDROOM THREE

2.70m x 2.70m (8' 10" x 8' 10") (Dressing Area measures 1.70m x 1.50m (5' 7" x 4' 11")) having ceiling light point, radiator, over stairs cupboard, UPVC double glazed window to front and a dressing area with ceiling light point.

BEDROOM FOUR

2.70m x 2.20m (8' 10" x 7' 3") having UPVC double glazed window to front, ceiling light point and radiator.

BATHROOM

having wood effect lino flooring, floor to ceiling tiling, UPVC opaque double glazed window to rear, ceiling light point, radiator, pedestal wash hand basin, panelled bath and corner storage cupboard.



SEPARATE W.C.

having low level W.C., UPVC opaque double glazed window to side, ceiling light point and shelf.

OUTSIDE

The property is set back from the road, on a corner plot, behind a block paved driveway providing parking for multiple vehicles with dwarf wall perimeter and leads to the side access. The rear garden is a lovely walled and fenced garden having paved patio area with three small steps up to the garden being mainly laid to lawn with bedding plant borders, hard standing area and shed.

COUNCIL TAX

Band C.

FURTHER INFORMATION

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.

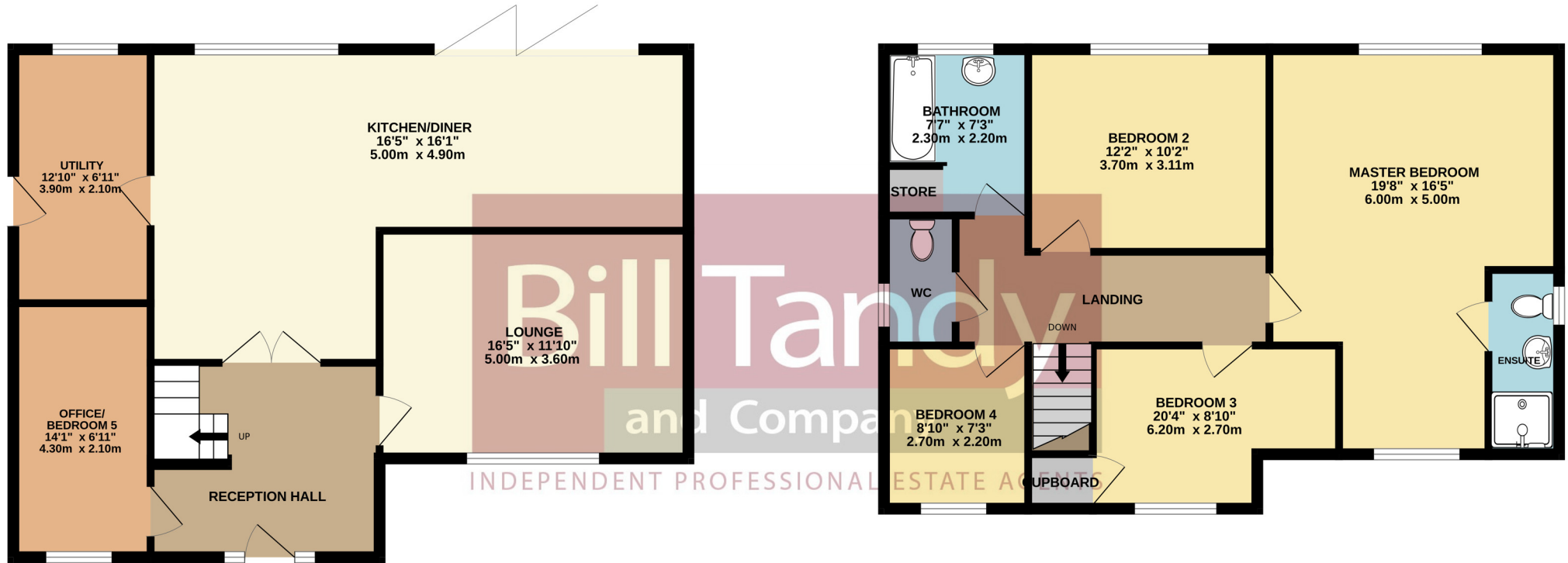
VIEWING

By arrangement with the Selling Agents, Bill Tandy and Company, 3 Bore Street, Lichfield, Staffordshire, WS13 6LJ on 01543 419400 or lichfield@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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Bill Tandy
 and Company

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