

20 GULLICK WAY, CHASE TERRACE WS7 1FH

TOTAL FLOOR AREA : 1901 sq.ft. (176.6 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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**20 Gullick Way, Burntwood,  
Staffordshire, WS7 1FH**

**£440,000 Freehold**

**\*\* WOW \*\*** Are you looking for an extended and deceptively spacious family home with fabulous indoor and outdoor entertaining space and a generous master bedroom suite then look no further as Bill Tandy and Company Burntwood have your perfect property! This upgraded detached family home is located on Gullick Way on the highly sought after Larks Rise development and offers 1901sq. ft. of accommodation set over 3 storeys which has undergone substantial improvement by the current owners.

**STAND OUT FEATURES** firstly, the loft conversion provides a fabulous master bedroom suite with generous en- suite bathroom, dressing area and a Juliette balcony enjoying a private rear view that sets this property apart from a lot of the neighbouring properties. Secondly, the open plan dining kitchen with a plethora of kitchen units and room for generous dining table providing a sociable family hub and thirdly the low maintenance hard landscaped rear garden with fabulous entertaining space, bar area with hot tub and a summerhouse, furthermore a games room/workshop with pit (available by separate negotiation) further accommodation comprises hall, guest W.C., lounge with walk-in bay window, dining room/reception room, conservatory, four further bedrooms on the first floor, one with en suite (original master) and family bathroom. There is a sound system with speakers throughout the property and a security system. Outside the property sits behind a double width driveway



**RECESSED PORCH AREA**

leads to the double glazed front door which opens to:

**RECEPTION HALL**

having tiled floor with underfloor heating, stairs to first floor with under stairs storage cupboard and a range of doors open to:

**UPDATED GUESTS CLOAKROOM**

having an obscure double glazed window to front, tiled floor and a modern suite comprising pedestal wash hand basin with mosaic tiling surround and low flush W.C.

**LOUNGE**

4.93m x 3.38m (16' 2" x 11' 1") having walk-in double glazed bay window to front, radiator, feature and focal point fireplace with gas fire, marble style hearth with inset and wooden surround. Double doors open to:

**DINING ROOM / RECEPTION ROOM**

3.28m x 2.87m (10' 9" x 9' 5") this highly versatile room has access to the dining kitchen and double doors open to:

**CONSERVATORY**

3.91m x 3.16m (12' 10" x 10' 4") having tiled floor with underfloor heating, French doors to rear garden and a range of double glazed windows overlook the garden.

**RE-FITTED DINING KITCHEN**

5.40m x 3.28m (17' 9" x 10' 9") one of the distinct features of the property is its superbly updated and generous sized open plan dining kitchen to the rear of the property. It has a suspended ceiling with mood lighting, spotlighting and speakers. The kitchen itself has tiled floor with underfloor heating, walk-in bay window with double glazed windows and French doors to rear, door to garage, contemporary base cupboards and drawers summounted by granite work tops, mosaic tiled splashback surround, wall mounted storage cupboards, downlighting, inset sink with suspended mixer tap, breakfast bar area with built-in wine cooler and space for washing machine, inset twin Bosch ovens with microwave and warming drawer, feature induction hob and integrated fridge/freezer.

**FIRST FLOOR LANDING**

having staircase to the top floor, access to a total of five bedrooms on this floor which comprise:

**BEDROOM TWO (ORIGINAL MASTER)**

3.47m x 3.43m (11' 5" x 11' 3") formerly the master bedroom this superb sized second bedroom has a range of fitted wardrobes, radiator, double glazed window to front and door to:

**EN SUITE SHOWER ROOM**

having an obscure double glazed window to side, radiator and a modern white suite comprising pedestal wash hand basin with tiled surround, low flush W.C., tiled flooring and shower enclosure with aqua boarding surround and twin shower over.



**BEDROOM THREE**

3.40m x 2.83m (11' 2" x 9' 3") having double glazed window to rear, radiator and built-in wardrobe.

**BEDROOM FOUR**

3.38m x 2.73m (11' 1" x 8' 11") having double glazed window to rear, radiator, feature built-in wardrobe with sliding doors and further recess ideal for desk or dressing table with wall mounted storage shelving.

**BEDROOM FIVE**

3.77m x 2.70m (12' 4" x 8' 10") having wardrobe, double glazed window to front, laminate floor and radiator.

**STUDY / POTENTIAL BEDROOM 6**

2.92m x 2.07m (9' 7" x 6' 9") having double glazed window to front and radiator.

**FAMILY BATHROOM**

having obscure double glazed window to rear, tiled floor with underfloor heating and a modern suite comprising pedestal wash hand basin with tiled splashback surround, low flush W.C. and bath.

**SECOND FLOOR MASTER BEDROOM SUITE**

stairs from the first floor landing leading to the second floor landing with door to:

**MASTER BEDROOM**

5.92m x 5.39m max (19' 5" x 17' 8" max) this stunning top floor loft conversion is dedicated just for the main bedroom providing a bedroom, dressing area and superb sized en suite. Double doors open to a Juliette balcony to the rear enjoying a private aspect to rear, double glazed window to rear, skylight window to front and radiator, generous eaves storage. There is a useful Dressing Area with additional skylight window to front, whilst a door from the bedroom opens to:



**EN SUITE**

3.83m x 2.43m max (12' 7" x 8' 0" max) this superb sized and contemporary en suite has tiled floor with underfloor heating, modern contemporary suite comprising vanity unit with twin circular wash hand basins and tiled splashback surround with mosaic border, low flush W.C., bidet, superb sized twin ended bath and shower enclosure. Chrome towel rail and window to rear.

**OUTSIDE**

The property is superbly appointed on the desirable cul de sac of Gullick Way on the Larks Rise development. There is a generous sized front driveway providing parking for numerous vehicles with tarmac drive with block paved border leading to the front entrance door, garage and side access. One of the distinct features of the property is its superbly updated and landscaped rear garden which enjoys some superb entertaining spaces with two sheltered gazebo's with glass roofs, paved entertaining space with bar area and hot tub, 5 external power sockets. There is a summerhouse with further paved low maintenance garden beyond.

A games room/ workshop with pit and sun canopy are both available by separate negotiation

There is a also a useful storage shed to side which can be accessed from both the rear garden and the frontage providing a bike store.

The garden has been hard landscaped for ease of maintenance but the vendor is willing to lift some of the paving and replace with lawn.



**GARAGE**

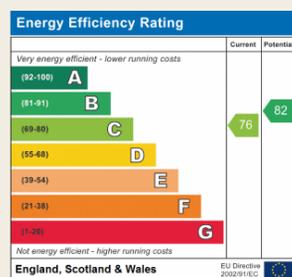
having an up and over entrance door and useful courtesy door to the dining kitchen and housing Bosch boiler (pressurised water tank located in the airing cupboard on the first floor.

**COUNCIL TAX**

Band E.

**AGENTS NOTES**

We understand from the Vendor the property is located within the Holly Grove catchment area for primary school and there is a bus to Chase Terrace Academy.



**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.