



3 Huntsmans Gate, Burntwood, Staffordshire, WS7 9LL

Bill Tandy
and Company
INDEPENDENT PROFESSIONAL ESTATE AGENTS

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£495,000

Bill Tandy & Company are pleased to offer for sale this delightful and well presented four/five bedroom detached family home on the ever popular Hunslet Road development. The property has been superbly updated and improved by the current owners provides well presented accommodation throughout. The property comprises a porch, reception hall with useful store cupboards, guest w.c, lounge, open plan dining kitchen, conservatory with bi-folding doors to garden, useful and versatile ground floor bedroom 5/home office and utility room. To the first floor are four bedrooms with an update en-suite shower room and bathroom. Externally, parking is served in abundance with ample driveway to front, garage ideal for storage or a small car, and landscaped gardens to rear. All of which makes for an early internal viewing to fully appreciate both the position and presentation of this delightful family home.



ENCLOSED ENTRANCE PORCH

with composite front entrance door with double glazed window to both front and side, internal entrance door opens to

RECEPTION HALL

with stairs to the first floor landing, two useful under stairs storage cupboard, radiator, laminate floor and doors open to ;

GUEST CLOAKROOM

with a white suite comprising a vanity unit ideal for storage with sink above and tiled splash back surround , w.c., radiator, laminate floor and double glazed window to front aspect.

LOUNGE

6.30m into bay x 4.12m (20' 8" into bay x 13' 6") with double glazed window walk-in bay window to the front aspect, two radiators, feature fireplace with a matching hearth, inset and mantle with electric fire. Sliding doors provide access to

UPDATED OPEN PLAN DINING KITCHEN

3.29m x 6.11m (10' 10" x 20' 1") laminate floor, double glazed rear window, radiator, spot lighting and wall space for t.v The kitchen is fitted with a range of cream shaker units comprising wall and base units with roll top work surface areas with upstand splashback, inset one and a half bowl stainless steel sink unit with hot tap, double oven and grill with fitted five ring gas hob useful extractor above, breakfast bar for additional seating integrated fridge, dishwasher and door to office/bedroom 5 . Bi-folding doors opens to

CONSERVATORY

3.26m x 3.23m (10' 8" x 10' 7") this gable end conservatory enjoys a glass roof, double glazed windows over look the garden, additional bi-folding doors to garden, underfloor heating and laminate floor.

HOME OFFICE/ BEDROOM 5

3.79m x 2.47m (12' 5" x 8' 1") This highly versatile ground floor room is currently used an ideal working from home space however could be further ideal as a ground floor bedroom or family room. Comprising french doors to rear garden, radiator, spot lighting and door opens to



UTILITY ROOM

1.57m x 2.44m (5' 2" x 8' 0") Base and wall mounted store cupboards, spaces for Fridge and washing machine and internal courtesy door to garage/store.

FIRST FLOOR LANDING

with loft access hatch with fitted loft ladder (not inspected), obscured double glazed window to side aspect, spacious built-in cupboard with radiator (originally the airing cupboard) and off leads;

BEDROOM 1

3.93m max x 5.02m into bay (12' 11" max x 16' 6" into bay) with double glazed walk-in bay window to front aspect, radiator, range of built-in wardrobe and door to ;

REFITTED ENSUITE SHOWER ROOM

Superbly updated with a modern white suite comprising a vanity unit and low flush w.c., inset sink above, shower cubicle complemented with a twin headed shower above, aqua boarding and spot lighting.

BEDROOM TWO

3.02m x 3.08m (9' 11" x 10' 1") with double glazed window to rear aspect, radiator.

BEDROOM THREE

3.02m max 2.15m min x 2.99m (9' 11" max x 9' 10") double glazed rear window, radiator.



BEDROOM FOUR

3.13m max x 2.11m (10' 3" max x 6' 11") Double glazed front window, radiator and useful store cupboard.

BATHROOM

fitted with a suite comprising panelled bath, pedestal wash hand basin, w.c., tiling to splash backs, radiator, ceiling light point and obscured upvc double glazed window to side aspect.

OUTSIDE

The property enjoys a superbly landscaped exterior with ample parking and superb gardens that comprise:

PARKING

Providing parking to front with a generous size parking area with tarmac driveway extending to the majority of the front, access to front entrance door, side gate and garage.

GARAGE

2.54m x 4.19m (8' 4" x 13' 9") ideal for a small car or ideal storage, roller shutter door, worcester boiler, light and power supply and internal courtesy door,



GARDENS

Set to the rear is an ideal entertaining space created by the owners well designed and landscaped garden. With a paved patio leading to a sheltered pergola creating an all year round patio space, shaped lawn beyond with well stocked borders, space and hardstanding's for sheds, further raised patio. Set to the side is a useful covered and secure store running the depth of the house front and rear entry access and includes lighting.

COUNCIL TAX BAND E

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	70	81
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



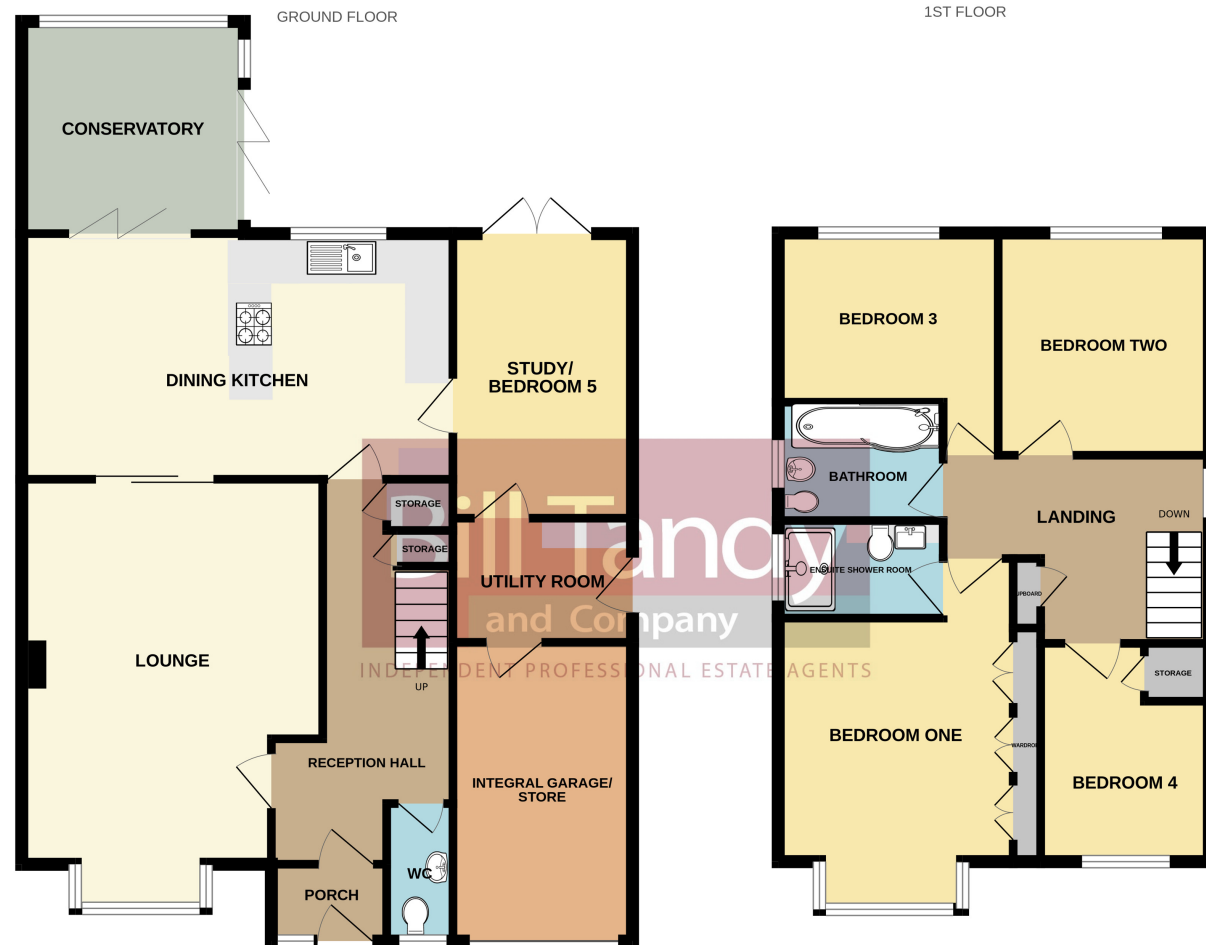
TENURE

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.



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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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