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13 Anson Close, Burntwood, Staffordshire, WS7 9HW

Bill Tandy
and Company

INDEPENDENT PROFESSIONAL ESTATE AGENTS

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£375,000 OIRO

Bill Tandy and Company are proud to present to the market this substantial three-bedroom detached dormer-style family home, set within a quiet cul-de-sac position. The property offers excellent potential for modernisation and improvement, occupying a generous corner plot within a popular and well-established residential area. Anson Close is conveniently situated within easy reach of local schools, transport links, and everyday amenities, making it an ideal choice for families and commuters alike. The accommodation briefly comprises: Ground Floor: Entrance hallway, spacious lounge, dining kitchen, ground floor bedroom, and family bathroom. First Floor: Two further well-proportioned bedrooms. Outside: Double garage, generous gardens to the front, side and rear, and an abundance of off-road parking. This superb property presents a fantastic opportunity for purchasers seeking a home to update and personalise, with scope for further development (subject to planning permission).



PORCH ENTRANCE

approached via a upvc obscure double glazed front entrance door, wooden framed single glazed window to front and side, two wall lights, laminate flooring, wooden framed obscure door to;

RECEPTION HALLWAY

with stairs to first floor landing, two wall light points, radiator, under stairs storage cupboard and off leads;

LOUNGE

5.1m x 3.6m (16' 9" x 11' 10") with focal point gas fireplace with wooden mantle and stone surround with hearth, wall to wall aluminium sliding patio doors to rear garden, radiator, ceiling light point.

KITCHEN DINER - KITCHEN AREA

4m x 3.1m (13' 1" x 10' 2") kitchen area with traditional wooden base and wall mounted units, complementary roll top work surfaces, free standing gas fire with extractor above, twin bowl sink and drainer and mono mixer tap, space for undercounter fridge, space and plumbing for slimline dishwasher, space and plumbing for washing machine, tiling to splashbacks, aluminium framed double glazed window to rear aspect, ceiling light point, door to side vestibule, door to pantry store. Archway to;

DINING AREA

2.8m x 2.8m (9' 2" x 9' 2") with obscure aluminium framed double glazed window to side, ceiling light point, radiator.

SIDE VESTIBULE

with obscure wooden framed door to side passage and door to ground floor w.c with low level w.c., ceiling light point, tiled floor.

GROUND FLOOR BEDROOM THREE

3.6m x 3.6m (11' 10" x 11' 10") bow window to front aspect, ceiling light point, decorative wooden beams to ceiling, radiator.

GROUND FLOOR BATHROOM

2.8m x 2.6m (9' 2" x 8' 6") fitted with a four piece suite comprising low level w.c., pedestal wash hand basin, panelled bath, enclosed corner shower with glazed bifold entrance and electric shower, two ceiling light points, two radiators, two aluminium framed windows to side.



FIRST FLOOR LANDING

with loft access hatch, door to airing cupboard housing the hot water tank and linen shelving, obscure glazed window to front and off leads;

BEDROOM ONE

6.7m x 4m (22' 0" x 13' 1") with aluminium framed double glazed dormer windows to both front and rear elevation, ceiling fan light, two radiators.

BEDROOM TWO

5.1m (MAX TO WARDROBES) x 2.6m (16' 9" x 8' 6") with aluminium framed dormer window to front aspect, ceiling light point, radiator, built-in wardrobes, access hatch into eaves storage.

TWO SINGLE GARAGES WITH OPENING IN BETWEEN

GARAGE 1 - 5.2m x 2.6m (17' 1" x 8' 6") with manual up and over entrance door, obscure window through to the garage 2, doorway leading to

GARAGE 2 - 7.2m x 2.4m (23' 7" x 7' 10") with manual up and over entrance door, gas central heating boiler, light and power points, two obscure single glazed windows to side, obscure wooden framed door to rear garden.



OUTSIDE

the property is set back from the road behind a large block paved driveway providing plentiful off road parking, natural hedge boundary, lawned front garden with border for planting, lawned garden to side and side access to;

Fence enclosed rear garden mainly laid to lawn with paved patio area, conifer tree boundary to rear, mature hedges to all sides,

FURTHER INFORMATION

Mains drainage, water, electricity and gas connected. For broadband and mobile phone speeds and coverage, please refer to the website below: <https://checker.ofcom.org.uk/>

COUNCIL TAX D

AREA - The Staffordshire town of Burntwood lies on the edge of Cannock Chase Forest 'an area of outstanding natural beauty', boasts the smallest park in Britain and has links to the famous lexicographer Dr. Samuel Johnson who opened an academy in 1736 in the nearby Hamlet of Edial. Providing a perfect environment for growing families Burntwood offers local schooling, excellent leisure facilities at Burntwood Recreation Centre and nearby Chasewater Country park.



ANTI-MONEY LAUNDERING AND ID CHECKS

Once an offer is accepted on a property marketed by Bill Tandy and Company Estate Agents we are required to complete ID verification checks on all buyers, and to apply ongoing monitoring until the transaction ends. Whilst this is the responsibility of Bill Tandy and Company we may use the services of Guild 365 or another third party AML compliance provider. This is not a credit check and therefore will have no effect on your credit history. You agree for us to complete these checks. The cost of these checks is £30.00 including VAT per buyer. This is paid in advance when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

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.



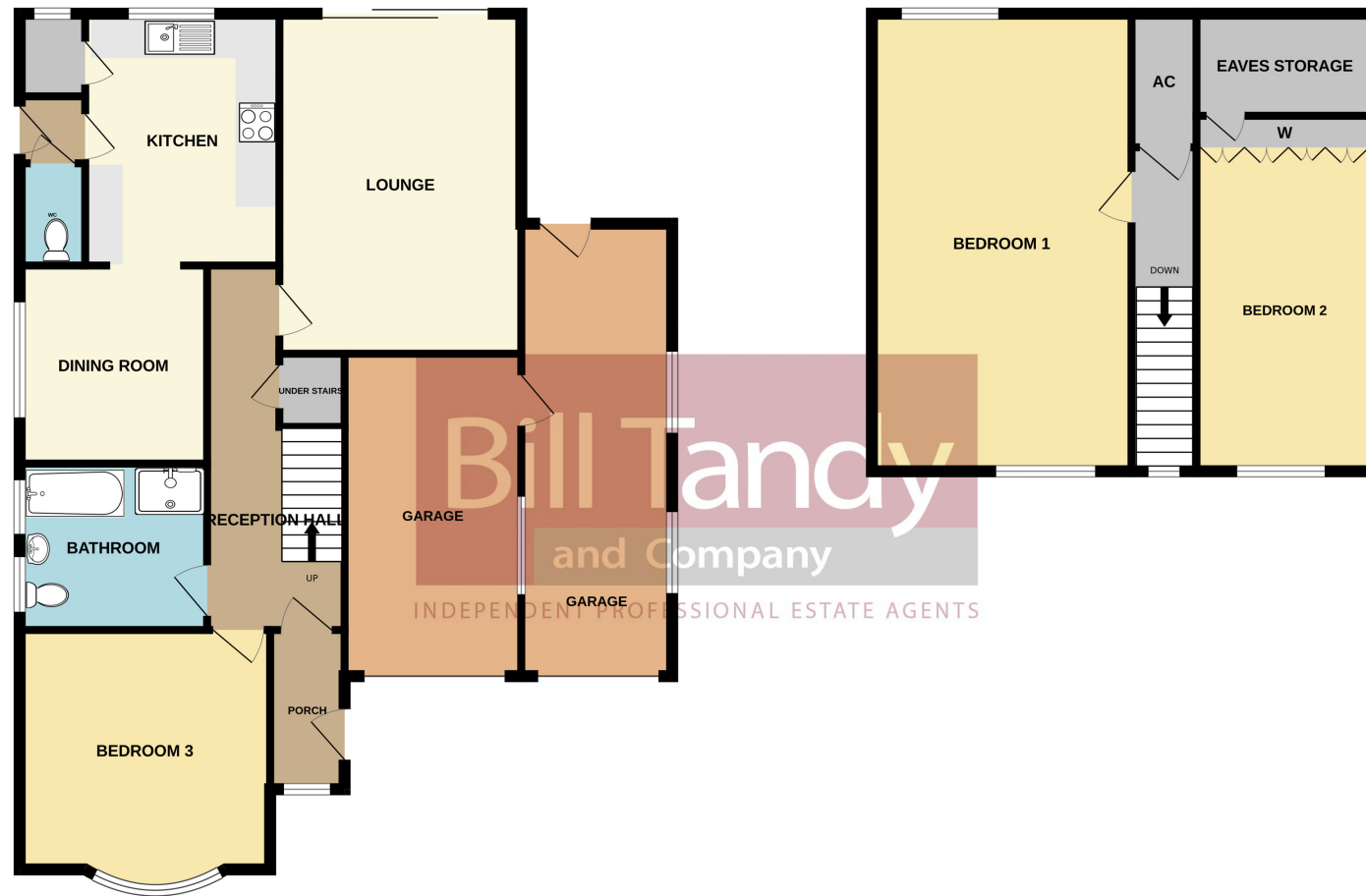
VIEWING

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.

GROUND FLOOR
1113 sq.ft. (103.4 sq.m.) approx.

1ST FLOOR
556 sq.ft. (51.7 sq.m.) approx.



TOTAL FLOOR AREA: 1669 sq.ft. (155.1 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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