



12 Tudor Road, Burntwood, Staffordshire, WS7 0BN

**Bill Tandy**  
and Company

INDEPENDENT PROFESSIONAL ESTATE AGENTS



## 12 Tudor Road, Burntwood, Staffordshire, WS7 0BN

# £300,000

Bill Tandy and Company, Burntwood, are delighted to be offering to the market this well appointed and extended four bedroom semi detached family home. The property is located on Tudor Road and is perfectly situated to take full advantage of the excellent local amenities at the nearby Swan Island with all the lifestyle and shopping facilities available there, along with easy access to the highly regarded local schools and easy access to the popular Burntwood Park just at the end of the road. The property in brief comprises entrance porch, living room, 'L' shaped dining kitchen, separate utility, guests cloakroom, ground floor bedroom, three first floor bedrooms, two being good sized doubles, and a bathroom and separate W.C. There is a charming well appointed garden to the rear along with block paved driveway suitable for at least three vehicles to the front. An early viewing of this property is considered essential to fully appreciate the accommodation on offer.



### ENTRANCE PORCH

approached via a UPVC opaque double glazed front entrance door with twin UPVC double glazed windows to either wide and having ceiling light point, opaque glazed window to lounge, wooden single glazed double doors to lounge and wooden double doored storage cupboard.

### LOUNGE

6.80m x 3.70m (22' 4" x 12' 2") having lovely wood effect flooring, three ceiling light points, focal point feature fireplace having stone effect mantle, raised hearth and surround housing a gas real flame coal effect fire, stairs to first floor with useful under stairs storage cupboard, door to kitchen and opening leads through to:

### EXTENDED 'L' SHAPED DINING KITCHEN

6.40m max (3.01m min) x 5.20m max (1.80m min) (21' 0" max 9'11" min x 17' 1" max 5'11" min) having UPVC double glazed double doors leading out to the garden, UPVC double glazed window to rear, wood effect Shaker style base units with pre-formed work surfaces above, matching wall mounted units incorporating glazed display cabinets, inset one and a half bowl sink and drainer with mono mixer tap, chequerboard style tiled splashbacks, space for free-standing electric cooker, dishwasher, recessed downlights, two ceiling light points, two wall light points, radiator and door to utility. At the end of the kitchen is a useful storage cupboard, opaque glazed door to side porch and door to ground floor bedroom.

### UTILITY

having wood effect Shaker style base and wall mounted units, pre-formed work top roll surface, space and plumbing for washing machine and tumble dryer, chequerboard style splashbacks, one and a half bowl inset sink and drainer, ceiling light point, radiator, UPVC double glazed window to rear and extractor fan.

### GROUND FLOOR BEDROOM FOUR

4.60m x 2.00m (15' 1" x 6' 7") converted from the garage and having UPVC double glazed window to front, radiator, ceiling light point, two wall light points, fittings for wall mounted T.V's and built-in open fronted wardrobes.



### SIDE PORCH

having UPVC opaque double glazed window to side, UPVC opaque double glazed door to front, modern light wood effect flooring, recessed downlights and door to guests cloakroom.

### GUESTS CLOAKROOM

having a continuation of the light wood effect flooring, contemporary ceramic tiling, decorative shelving, modern wash hand basin with high gloss storage unit below, W.C. with hidden cistern, extractor fan and recessed downlights.

### FIRST FLOOR LANDING

having ceiling light point, smoke detector and loft access hatch leading to insulated loft space. Doors lead off to:

### BEDROOM ONE

3.70m x 3.00m (12' 2" x 9' 10") having UPVC double glazed window to rear, ceiling light point, radiator and built-in triple wardrobes with sliding doors, one of which is mirrored.

### BEDROOM TWO

3.70m x 2.80m (12' 2" x 9' 2") having UPVC double glazed window to front, ceiling light point, radiator, built-in triple wardrobes with sliding mirrored doors and over stairs storage cupboard.



### BEDROOM THREE

2.80m x 2.00m (9' 2" x 6' 7") having UPVC double glazed window to front, radiator, ceiling light point and built-in 'L' shaped triple wardrobes with sliding mirrored doors.

### FAMILY BATHROOM

having lovely ceramic floor and wall tiling, modern suite comprising wash hand basin with white high gloss storage units below and mirrored wall mounted cupboard above, double shower with glazed sliding door entrance and mains plumbed shower fitment with dual head incorporating rainfall effect and panelled bath, heated towel rail, extractor fan, recessed downlighting and UPVC opaque double glazed window to rear.

### SEPARATE W.C.

having wood effect flooring, half height tiling, low level W.C., corner wash hand basin, ceiling light point and UPVC opaque double glazed window to side.



### OUTSIDE

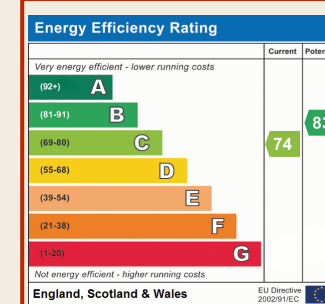
The property is set back from the road behind a good sized block paved driveway suitable for several vehicles, and a side gate leads to the side access leading to the rear garden. To the rear is a delightful rear garden which has been landscaped by the current owners into a charming space having paved seating area, hardstanding for large timber shed with power, further paved seating area to the rear, lawned area with bedding plant borders having various mature shrubs and plants. There are fenced boundaries, two outside courtesy lights, outside taps both front and rear and outside power points.

### COUNCIL TAX

Band B.

### 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

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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