



63 Norton Lane, Burntwood, Staffordshire, WS7 0HW

Bill Tandy
and Company
INDEPENDENT PROFESSIONAL ESTATE AGENTS

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£380,000

Bill Tandy and Company, Burntwood, are pleased to present this individual spacious modern three bedroom detached family home offering the full benefit of both UPVC double glazing and gas fired central heating. The property has full potential to be converted to a four bedroom home by utilising the en suite currently off the master bedroom. In brief the well planned accommodation offers enclosed entrance porch, welcoming reception hall, generously sized family living room, conservatory/sun lounge, breakfast kitchen, modern ground floor wet room, first floor master bedroom with spacious en suite shower room, two further good sized bedrooms and a family bathroom. The property sits well back behind a block paved driveway which provides ample off road parking with various foregarden areas, there is a useful garage area/store, a delightful enclosed garden to the rear which offers a good degree of privacy and an early internal viewing is strongly recommended for the property to be fully appreciated.



ENCLOSED ENTRANCE PORCH

approached via a part glazed panelled entrance door with matching side screens and having ceiling light point and a part glazed panelled door with matching side screen opens to:

RECEPTION HALL

having coving, ceiling light point, easy tread staircase which ascends to the first floor with wall mounted handrail, useful built-in under stairs storage cupboard, radiator and doors lead off to further accommodation.

FAMILY LIVING ROOM

27' 9" max (24'5" min) x 15' 8" max (12'6" min) (8.46m max 7.44m min x 4.78m max 3.81m min) having a walk-in UPVC double glazed bay window to front, coving, two ceiling light points, focal point brick fireplace with wooden mantelpiece housing a flame effect gas fire, two radiators, T.V. aerial socket and a set of double glazed sliding patio doors open to the conservatory/sun lounge.

CONSERVATORY/SUN LOUNGE

14' 8" x 9' 4" (4.47m x 2.84m) a lovely addition to the property this conservatory/sun lounge has windows overlooking the rear garden, part glazed panelled door opening to the rear patio, tiled flooring, brick base with display sills, radiator, ceiling light point and a part glazed door opens to the breakfast kitchen.

BREAKFAST KITCHEN

16' 9" x 9' 5" (5.11m x 2.87m) having a range of matching white fronted modern wall and base level storage cupboards incorporating deep pan drawers and larder cabinets, complementary roll top work surfaces, part patterned ceramic wall tiling, inset stainless steel sink and drainer with chrome mono tap, free-standing Rangemaster cooker with stainless steel extractor hood, plumbing for washing machine, space for larder style fridge/freezer, fluorescent ceiling strip light, tiled flooring with space for a breakfast table, radiator, part glazed door opens to the conservatory/sun lounge and a double glazed window overlooks the rear garden.

WET ROOM

7' 7" x 4' 7" (2.31m x 1.40m) having a modern white suite with chrome style fittings comprising pedestal wash hand basin, dual flush close coupled W.C. and an open shower area with floor drainage and wall mounted shower unit, full height ceramic wall tiling, tiled flooring, ceiling light point and door to garage/store area.



FIRST FLOOR LANDING

having double glazed window to side, ceiling light point, loft access hatch, useful built-in storage cupboard and doors lead off to further accommodation.

MASTER BEDROOM

15' 4" x 11' 0" max (4.67m x 3.35m max) having double glazed window to front, ceiling rose, range of fitted bedroom furniture incorporating triple wardrobes with sliding doors, box storage cupboards set over double bed recess with bedside cabinets and drawers, radiator and door to:

SPACIOUS EN SUITE SHOWER ROOM

13' 7" x 9' 10" max (4.14m x 3.00m max) having potential to be separated and used as a fourth bedroom currently housing a suite comprising low level W.C., pedestal wash hand basin and corner shower cubicle with glazed splash screen door and wall mounted shower unit, complementary part ceramic wall tiling, fitted dressing table with drawers set to side, radiator and a double glazed window to front.

BEDROOM TWO

13' 2" max x 9' 10" (4.01m max x 3.00m) having double glazed window overlooking the rear garden, coving, ceiling light point, radiator and fitted double wardrobes.

BEDROOM THREE

10' 2" x 8' 8" (3.10m x 2.64m) having double glazed window overlooking the rear garden, coving, ceiling light point and radiator.



BATHROOM

9' 6" x 7' 3" (2.90m x 2.21m) having suite comprising low level W.C., wash hand basin with vanity storage cabinet set below and panelled bath with wall mounted shower unit and fitted shower splash screen, cupboard housing combination central heating boiler, ceiling light point, radiator and an obscure double glazed window to rear.

OUTSIDE

The property sits well back from the footpath and is approached via a sweeping block paved driveway providing ample parking for numerous vehicles. There are herbaceous flower and shrub display borders and beds and side entrance gates to either side of the property allow access to the rear garden. To the rear is a delightful fence enclosed garden offering a good degree of privacy with a countryside aspect beyond and having various block paved patio areas, herbaceous flower and shrub display borders and beds, useful timber garden storage shed and outside cold water tap.

GARAGE/STORE

11' 2" x 8' 6" (3.40m x 2.59m) approached via a vehicular up and over entrance door and having light and power points and courtesy door to the internal accommodation.

COUNCIL TAX BAND

Band E

FURTHER INFORMATION/SUPPLIES

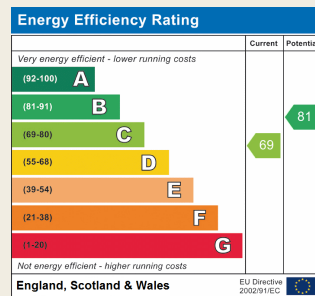
Mains drainage, water, gas and electricity connected. Telephone



connected. For broadband and mobile phone speeds and coverage, please check the Ofcom website. For further information please refer to Key Facts for Buyers.

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 Once an offer is accepted on a property marketed by Bill Tandy and Company Estate prior to a sales memorandum being issued. This charge is non-refundable.



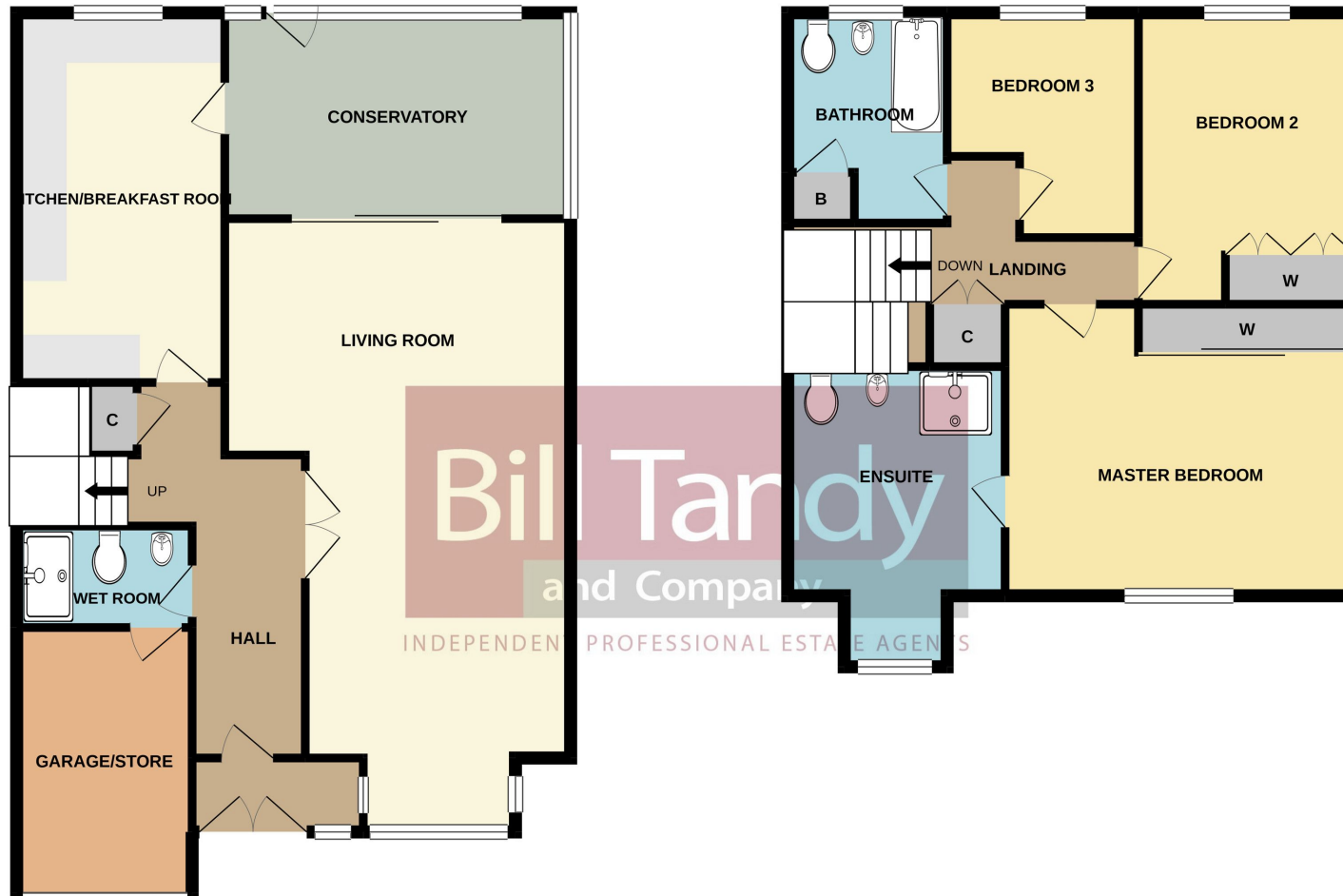
TENURE

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.



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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