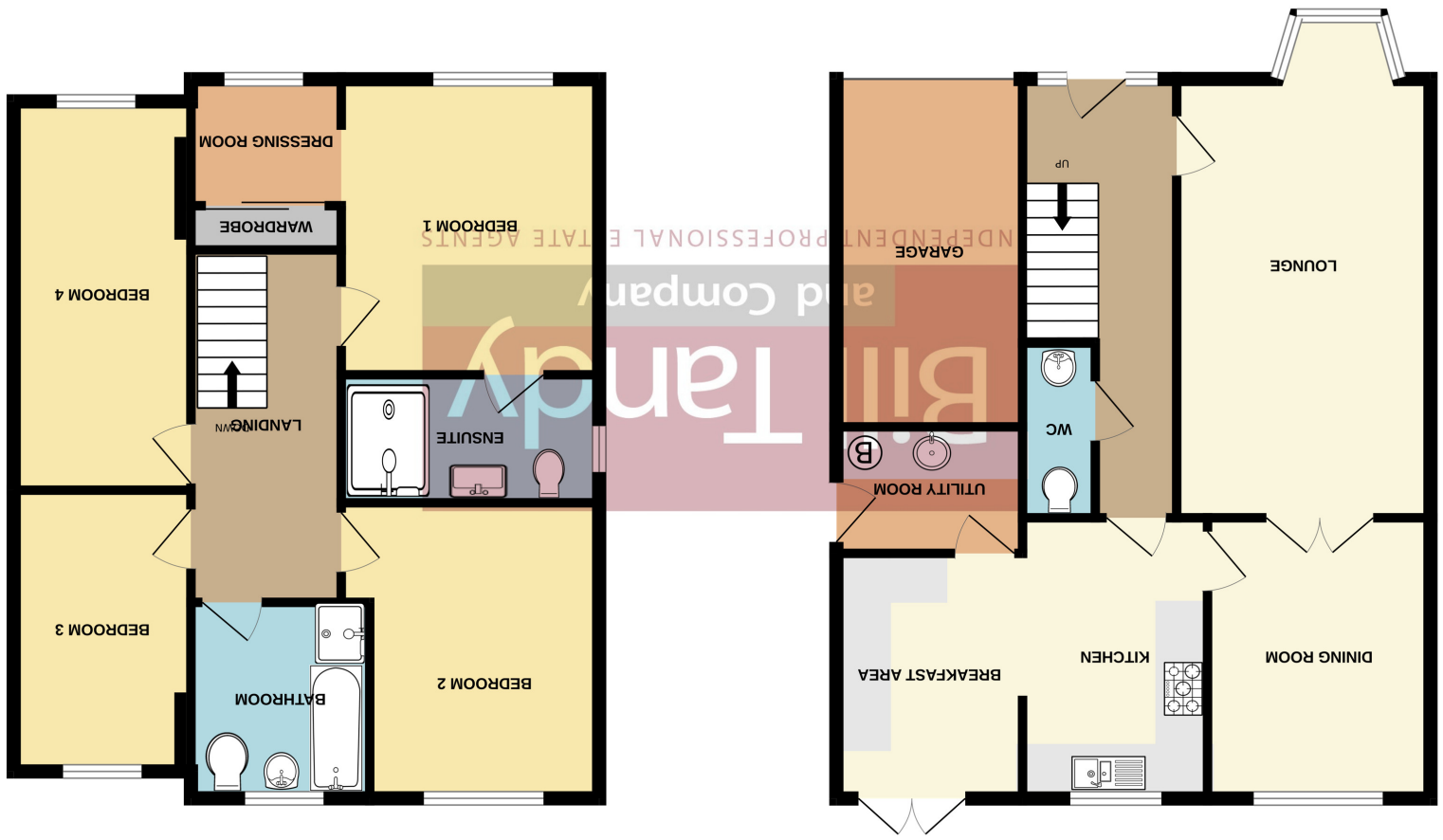
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INDEPENDENT PROFESSIONAL ESTATE AGENTS



1ST FLOOR

GROUND 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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3 Oak Vale, High Street, Chasetown, Burntwood, Staffordshire, WS7 3XG

£415,000 Freehold Offers Over

Bill Tandy and Company, Burntwood, are delighted to be offering to the market this superbly presented and immaculate four bedroom detached family home, boasting a superb position along the private drive of Oak Vale. Serving just six properties Oak Vale is an exclusive development and provides easy access to highly regarded local schools, excellent local amenities and public transport links. The property itself is immaculately presented by the current owners, having been fully updated throughout and briefly comprises reception hall, lounge, dining room, kitchen, separate utility, guests cloakroom, four double first floor bedrooms, the master having a superb en suite shower room, and a family bathroom. Early viewing is considered essential to fully appreciate the quality and wealth of accommodation on offer.



WELCOMING ENTRANCE HALL
approached via a composite UPVC opaque double glazed front entrance door with UPVC opaque double glazed side panels and having stairs with oak and glazed balustrade to the first floor and recess below for storage, ceiling light point, recessed LED light, radiator, smoke detector and doors leading off to:

GUESTS CLOAKROOM
having contemporary tiling to floor and walls, modern vertical radiator, recessed downlights, extractor fan and white suite comprising W.C. with hidden cistern and contemporary wall mounted wash hand basin with deep storage drawers below.

LOUNGE
6.00m max into walk-in bay (5.50m min) x 3.30m (19' 8" max into walk-in bay 18'1" min x 10' 10") having feature walk-in UPVC double glazed bay window to front, superb feature fireplace with modern slate tiled chimney breast and a contemporary inset electric fire, ceiling light point, two wall light points, two radiators and oak glazed double doors opening to:

DINING ROOM
3.60m x 2.80m (11' 10" x 9' 2") having contemporary wood effect flooring, UPVC double glazed window to rear with built-in shutters, ceiling light point, radiator and oak door opening to:

BREAKFAST KITCHEN
5.00m x 3.60m (16' 5" x 11' 10") having modern wood effect Shaker style base cupboards with complementary roll top work surface above, matching wall mounted cupboards incorporating glazed display cabinets, wine racks and under-cupboard lighting, integrated five burner gas hob with double oven and grill below and extractor above, one and a half bowl sink and drainer, integrated dishwasher, integrated fridge and freezer, contemporary mosaic tiled splashbacks, Karndean wod effect flooring, UPVC double glazed window to rear, UPVC double glazed French doors opening out to the rear patio, ceiling light point and recessed downlights, two radiators, oak door to entrance hall and further oak door opening to:

UTILITY ROOM
2.40m x 1.60m (7' 10" x 5' 3") having a continuation of the Karndean wood effect flooring, contemporary wood effect Shaker style base and wall mounted cupboards, roll top work surface with space and plumbing for white goods below, inset sink with mixer tap, UPVC opaque double glazed door out to the side, ceiling light point, radiator and combination Worcester boiler.



LARGE FIRST FLOOR LANDING
having ceiling light point, smoke detector, radiator and loft access hatch with pulldown ladder leading to a part boarded loft with light. Oak doors lead off to further accommodation.

MASTER BEDROOM
3.70m x 3.40m (12' 2" x 11' 2") having ceiling light point, two wall light points, UPVC double glazed window to front, radiator and archway through to:

DRESSING ROOM
2.20m x 1.80m (7' 3" x 5' 11") having UPVC double glazed window to front, radiator, recessed downlights and built-in wardrobe with sliding door to one wall.

SUPERB EN SUITE SHOWER ROOM
3.30m x 1.60m (10' 10" x 5' 3") having contemporary white suite comprising W.C. with hidden cistern, wall mounted wash hand basin with high gloss deep drawer storage below and double shower with glazed splash screen, mains plumbed dual-head shower fitment and feature wall with recessed shelf with LED lighting, comprehensive tiling to walls and floor, UPVC opaque double glazed window to side, high gloss storage cupboards, modern vertical radiator, recessed downlights and extractor fan.

BEDROOM TWO
3.70m x 2.90m (12' 2" x 9' 6") having UPVC double glazed window to rear, ceiling light point and radiator.

BEDROOM THREE
4.80m x 2.40m (15' 9" x 7' 10") having UPVC double glazed window to front, ceiling light point, radiator and fitted wardrobes to one wall.







BEDROOM FOUR
3.60m x 2.40m (11' 10" x 7' 10") having UPVC double glazed window to rear, ceiling light point and recessed downlights.

PRINCIPAL FAMILY BATHROOM
having white suite comprising enclosed corner shower cubicle with glazed door and mains plumbed shower fitment, panelled bath, pedestal wash hand basin and low level W.C., tiled walls and floor, UPVC opaque double glazed window to rear, recessed downlights and extractor fan.

OUTSIDE
The property is approached via the private road of Oak Vale serving just six properties and is set back behind a private block paved driveway providing parking for multiple cars and a lawned foregarden with bedding plant border. There is an EV charger by the front door and a modern metal gate leads to the rear garden. To the rear of the property is a paved patio area leading to a mainly laid to lawn garden having a composite decked seating area to one corner, pebbled bedding plant borders, mature trees providing screening and hardstanding for good sized shed.

INTEGRAL GARAGE
4.80m x 2.40m (15' 9" x 7' 10") approached via an electric up and over entrance door and having power and light and cold water tap.

COUNCIL TAX
Band E.

FURTHER INFORMATION/SUPPLIES
Mains drainage, water, electricity and gas 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.

These details represent the opinions of Bill Tandy and Co who are Agents for the Vendors. No warranty or guarantee can be given concerning the condition of this property or any part of it. These particulars do not form a contract or any part thereof. All measurements and distances are approximate and buyers are advised to instruct a Solicitor to check the Deeds, and a Surveyor to check to condition of the property.