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42 Burntwood Road, Hammerwich, Burntwood,
Staffordshire, WS7 0JG



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Burntwood, Staffordshire, WS7 0JG**

£575,000 OIRO

Bill Tandy and Company, Burntwood, are delighted to be offering to the market this rare opportunity to secure a three double bedroom detached bungalow with double garage, occupying a substantial corner plot. With the benefit of no onward chain, this fabulous bungalow boasts a superb plot on the corner of Burntwood Road and Forge Close offering wrap-round gardens to front, side and rear. Nestled within the heart of the ever-popular Hammerwich village giving that feel of rural living whilst still having local amenities only a short drive away and being surrounded by wonderful Green Belt countryside offering lovely walks. The property itself comprises porch, through reception hall, lounge, separate dining room, fitted kitchen, separate utility/W.C., three well proportioned double bedrooms and a principal bathroom. Outside is a double garage, parking and enclosed rear garden. Early viewing is considered essential to fully appreciate the wealth of accommodation on offer.



RECEPTION HALL

approached via a UPVC opaque double glazed entrance door with UPVC opaque double glazed windows to side and having tiled flooring and a wooden opaque glazed door with matching side panel which leads to:

'L' SHAPED THROUGH HALLWAY

having wall light point, radiator, picture rail, opaque glazed inner wall with double doors opening to the lounge, and doors to further accommodation.

LOUNGE

6.40m x 4.00m (21' 0" x 13' 1") having UPVC double glazed bay window to front and UPVC double glazed window to side, focal point feature brick fireplace with gas fire and shelving to side, storage cupboard, two radiators, two fan/light points and recessed downlights.

DINING ROOM

3.00m x 2.80m (9' 10" x 9' 2") having UPVC double glazed window to front, ceiling light point and radiator.

KITCHEN

4.90m max (3.10m min) x 3.00m (16' 1" max 10' 2" min x 9' 10") having a range of traditional wooden base cupboards with complementary roll top work surface above, tiled splashbacks, matching wall mounted cupboards incorporating glazed display cabinets and open corner shelving, inset one and a half bowl sink and drainer with mono mixer tap, four burner gas hob with double oven and grill below and overhead extractor fan, radiator, recessed downlights, UPVC double glazed window to front, opaque glazed door out to the rear garden, door to shelved pantry store and door to:



SEPARATE UTILITY/W.C.

having tiled floor, part tiled walls, sink and drainer, low level W.C., space and plumbing for white goods, space for free-standing fridge/freezer, ceiling light point, radiator, UPVC opaque double glazed window to side, loft access hatch and cupboard housing the combination boiler.

BEDROOM ONE

4.90m x 3.20m (16' 1" x 10' 6") having UPVC double glazed window to front, recessed downlights and ceiling light point.

BEDROOM TWO

5.00m x 3.20m max (2.70m min) (16' 5" x 10' 6" max 8' 10" min) having UPVC double glazed window to rear, ceiling light point and radiator.

BEDROOM THREE

3.10m x 2.90m (10' 2" x 9' 6") having UPVC double glazed window to side, ceiling light point and radiator.



PRINCIPAL BATHROOM

having suite comprising wash hand basin, low level W.C., panelled bath, bidet and double walk-in shower with glazed sliding door entrance and mains plumbed shower fitment, tiling to walls, tile effect flooring, UPVC opaque double glazed window to side, ceiling light point and radiator.

OUTSIDE

To the front of the bungalow is a block paved driveway providing parking for multiple vehicles and a mainly lawned foregarden with mature trees and shrubs and leads round to the side of the property with shaped trees and bedding plants. A paved pathway leads to the front door with a pebbled and rockery garden. The rear garden is fence enclosed being hard-landscaped and having shaped bedding plant borders and a block paved patio area.

DETACHED DOUBLE GARAGE

approached via two manual up and over entrance doors and having power and light and courtesy door to rear garden.



COUNCIL TAX

Band E.

FURTHER INFORMATION/SUPPLIES

Mains drainage, water, electricity and gas 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.

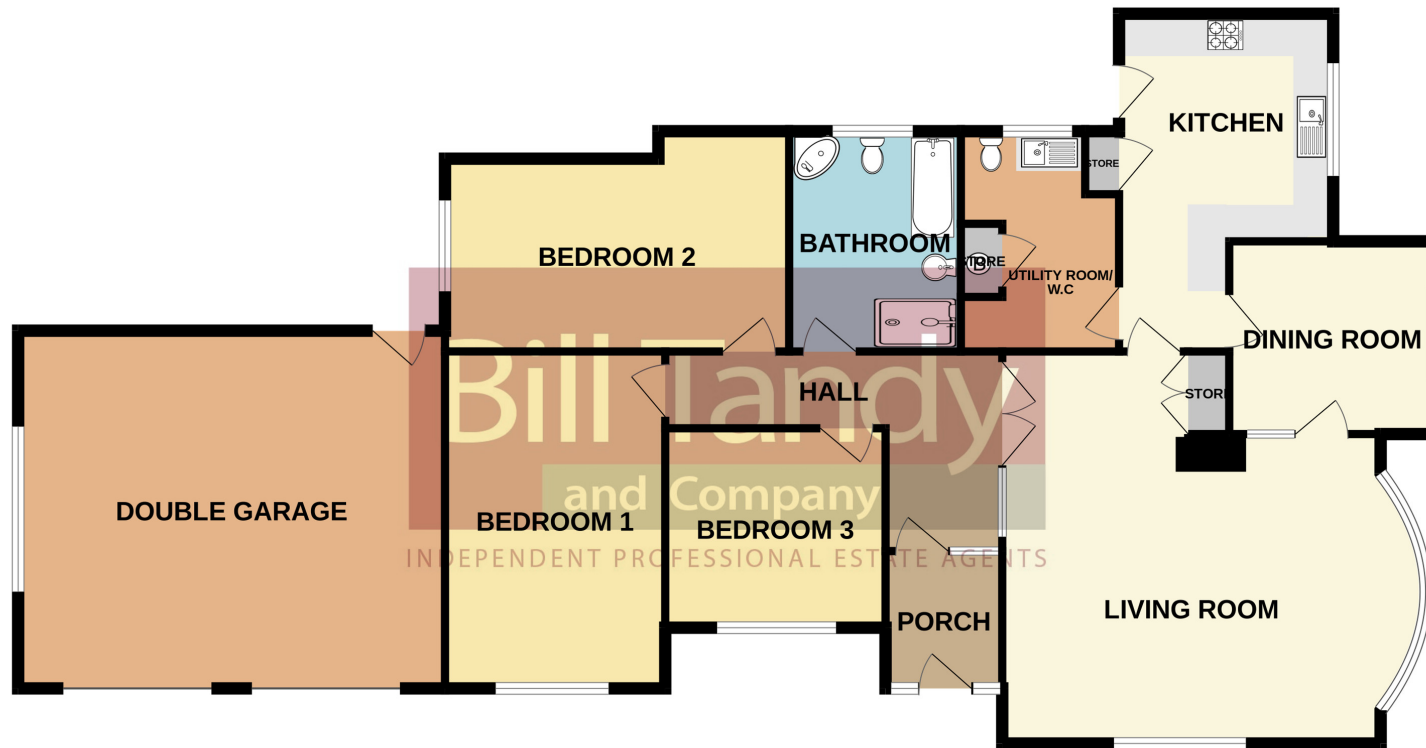


VIEWING

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
1615 sq.ft. (150.1 sq.m.) approx.



TOTAL FLOOR AREA : 1615 sq.ft. (150.1 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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Bill Tandy
and Company

INDEPENDENT PROFESSIONAL ESTATE AGENTS