HOPKINS & DAINTY
ESTATE AGENTS

## Pine Tree Close, Burntwood, WS7 4TE

## £360,000

OPEN 7 DAYS A WEEK - HOPKINS & DAINTY of TICKNALL are pleased to offer this beautifully presented and spacious four bedroom family home. Set in a tucked away position on this popular residential cul-de-sac. Standing on a pleasant garden plot with front driveway parking and a garage.

The accommodation comprises: entrance hallway, generous lounge which opens through to a good size conservatory overlooking the garden. There is a spacious fitted kitchen with integrated appliances, separate dining room and a guest WC. On the first floor there are four good sized bedrooms. The master having built in wardrobes and an En-suite shower room. There is also the main family bathroom which has a three piece suite, including an over bath shower. The property has gas central heating and double glazing is well worth viewing.

If you would like to see this home for yourself, feel free to let us know when you are available, by e-mail or phone. We are open 7 days a week

## Entrance Hall

Access via a double glazed entrance door. With LVT flooring, a radiator, stairs rising to the first floor with a storage cupboard under and doors leading off.

## Lounge 22'3" x 11'2" (6.80 x 3.41)

Good size sitting room with two radiators, double glazed front and side windows and French doors opening to:

## Conservatory 13'3" x 12'8" (4.05 x 3.88)

Generous double glazed conservatory with French doors and windows overlooking the garden and tiled flooring.

## Kitchen 13'6" x 12'9">10'1" (4.14 x 3.90>3.08)

With a range of fitted units, worktops and an inset sink and drainer. There is a built in double electric oven, gas hob and hood, along with a dishwasher. Space for a fridge/freezer and washing machine. Cupboard housing the wall mounted gas boiler, a radiator, double glazed door and window opening to the rear elevation.

## Dining Room 10'1" x 8'3" (3.08 x 2.54)

Separate dining room with LVT flooring, a radiator and a double glazed front window.

## Guest WC

Two piece suite comprising WC and wash hand basin. With LVT flooring, a radiator, extractor vent and a double glazed rear window.

## First Floor Landing

With a built in airing cupboard housing the hot water cylinder. Access to the loft space (which is part boarded with lighting and has a pull down ladder); a radiator, spotlights and doors leading off.

## Master Bedroom 11'2" x 10'4" (+wardrobes) (3.41 x 3.15 (+wardrobes))

Fitted floor to ceiling wardrobes with mirror sliding doors. A radiator, double glazed front and side windows and a door to:

## En-Suite Shower Room

Three piece suite comprising shower, vanity wash hand basin and WC. Tiled splashbacks and flooring, a heated towel rail, spotlights, extractor vent and a double glazed front window.

## Bedroom 2 13'1" x 10'3" (4.00 x 3.14)

Second double bedroom with a radiator and double glazed front window.

## Bedroom 3 11'1" x 8'11" (3.40 x 2.74)

Third double bedroom with a radiator and double glazed side window.

## Bedroom 4 8'10" x 8'9">6'9" (2.71 x 2.68>2.08)

Fourth bedroom (or home office), with a radiator, double glazed side and window and Velux roof light.

## Bathroom 7'6" x 5'7" (2.31 x 1.71)

Three piece suite comprising bath with a shower over and screen, vanity wash hand basin and WC. Heated towel rail, tiled splashbacks and flooring, ceiling spotlights, extractor vent and a double glazed rear window.

## Front/Driveway

To the front of the property there is driveway parking, access to the entrance door and garage along with gated entry to the garden.

## Garage 17'0" x 8'8" max. (5.20 x 2.65 max.)

Up and over door, electric light and power, double glazed side access door opening to the garden.

## Garden

Delightful lawn and patio garden which extends behind the garage where there is a wooden summer house. Fencing to the boundary and access to the rear entrance door with an outside tap and side storage area.
Please note: we are informed that the sycamore tree in the garden has a tree preservation order.

## Estate Service Charge

We understand that this property is subject to an annual estate maintenance charge in the region of £240.00. We always recommended buyers to get their legal adviser to verify these details prior to exchange of contracts.

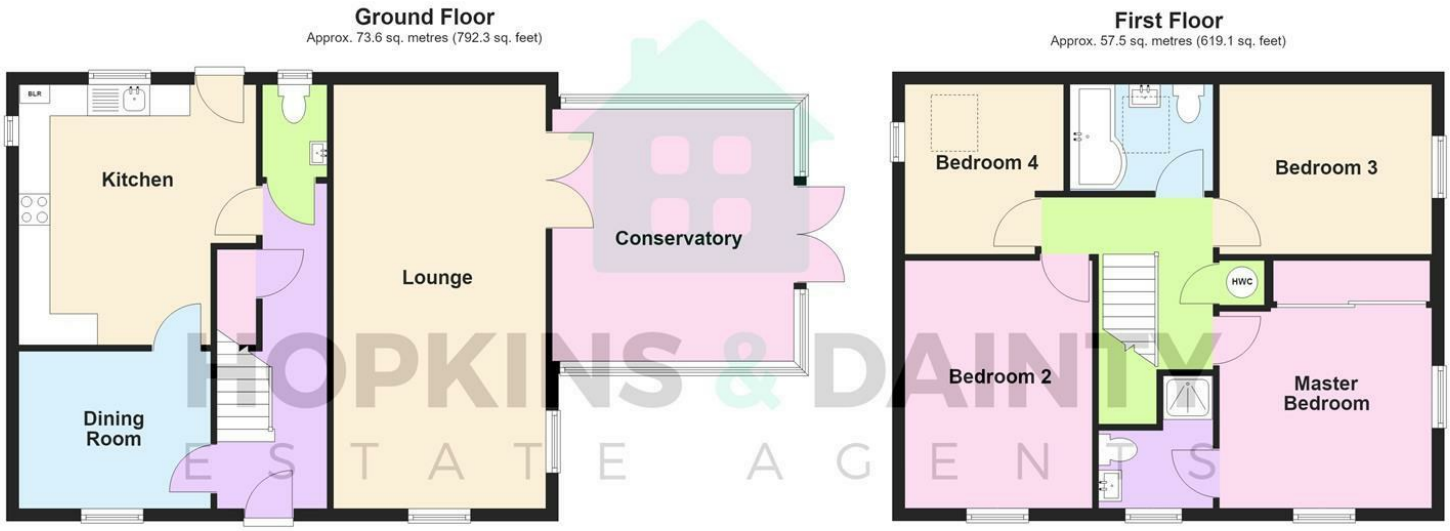
## Draft Sales Details

These sales details have been submitted to our clients and are awaiting approval by them - they are distributed on this basis and are subject to change.

## Important Information

These sales details are produced in good faith with the approval of the vendors and are given as a guide only. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. Please note that we have not tested any of the appliances or systems at this property and cannot verify them to be in working order. Unless otherwise stated fitted items are excluded from the sale, such as carpets, curtains, light fittings and sheds. These sales details, the descriptions and the measurements therein do not form part of any contract and whilst every effort is made to ensure accuracy this cannot be guaranteed. Nothing in these details shall be deemed to be a statement that the property is in good structural condition or otherwise. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only. Photographs are taken with a wide angle digital camera. Nothing herein contained shall be a warranty or condition and neither the vendor or ourselves will be liable to the purchaser in respect of any mis-statement or misrepresentation made at or before the date hereof by the vendor, agents or otherwise. Any floor plan included is intended as a guide layout only. Dimensions are approximate. Do Not Scale.

## Floor Plan




Total area: approx. 131.1 sq. metres (1411.4 sq. feet)

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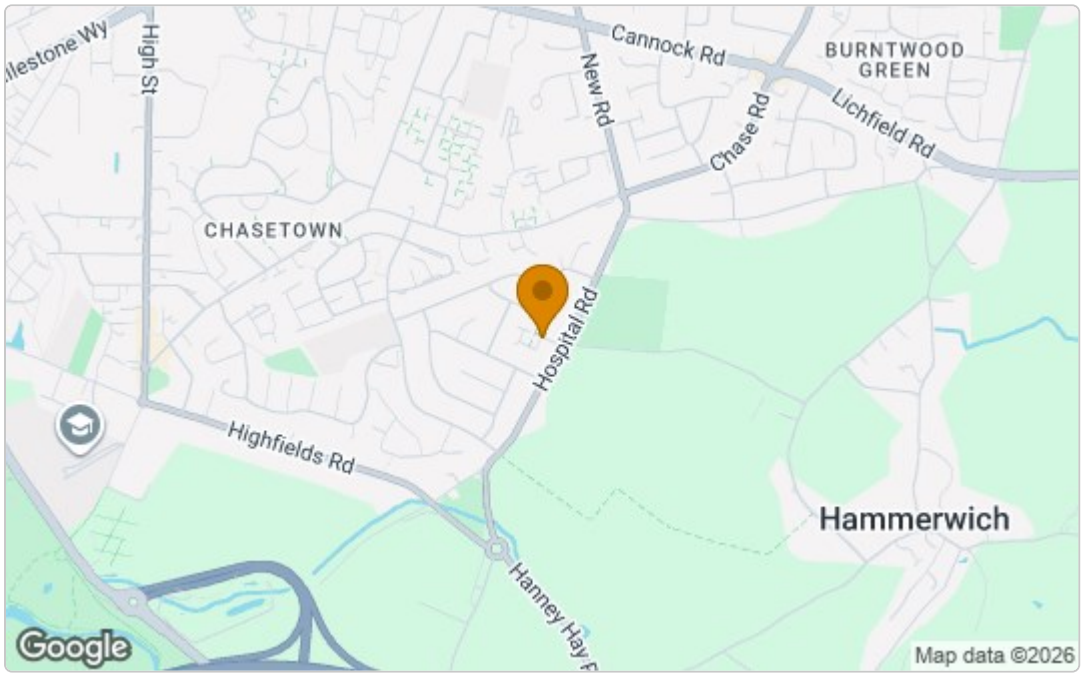
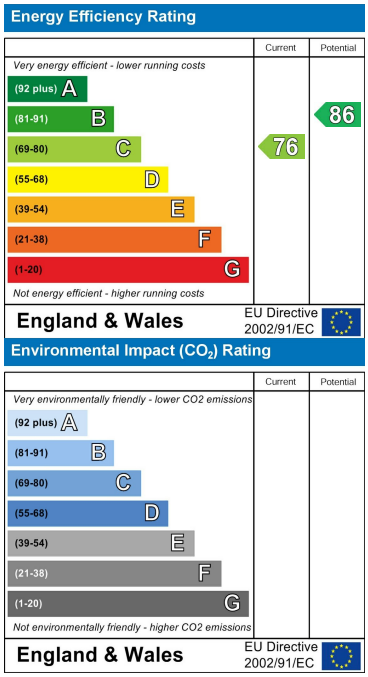
Plan produced using PlanUp.

## Area Map




## Energy Efficiency Graph

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