

HUNTERS[®]

HERE TO GET *you* THERE



Leam Drive

Burntwood, Staffordshire, WS7 9JG

Asking Price £425,000



Council Tax: D



- MODERN FREEHOLD DETACHED HOUSE
- THREE BEDROOMS
- L'SHAPE KITCHEN/DINER WITH APPLIANCES
- GARDEN ROOM WITH ADJOINING STORE & DECKED PATIO
- DOUBLE GLAZING & GAS CENTRAL HEATING
- SITUATED ON A CORNER PLOT
- SPACIOUS LOUNGE
- FAMILY BATHROOM, GUEST CLOAKROOM
- GOOD SIZE ENCLOSED GARDEN & PATIO
- DRIVEWAY PARKING WITH EV CHARGING POINT



Located on the popular Church Farm Estate in Leam Drive, Burntwood, this modern detached home was built in 2021 and offers around 1,022 sq ft of well-presented living space, making it ideal for families, couples or professionals.

The ground floor features a spacious reception room with plenty of space to relax or entertain, along with a stylish kitchen/diner that is extensively fitted with a range of cupboards and integrated appliances. French doors open directly onto the rear garden, creating a bright and practical space that's ideal for both everyday living and entertaining. Upstairs, you'll find three well-proportioned bedrooms and a modern family bathroom.

A real bonus is the garden room, which has power connected and provides a flexible space that's ideal as a home office, gym or hobby room.

Outside, the property benefits from off-road parking for three cars and an enclosed rear garden that's perfect for enjoying the warmer months.

Conveniently located close to local amenities, schools and transport links, this is a well-maintained home in a sought-after development, ready for its next owners to move straight into.

ENTRANCE HALL

having a composite front entrance door with sealed unit double glazed inserts, radiator, LVT flooring, ceiling spotlights, under stairs storage cupboard and stairway leading to the floor.

GUEST CLOAKROOM

fitted with a white suite with low flush W.C., hand basin with cupboard beneath, tiled splashback, LVT Flooring, extractor fan, radiator and sealed unit double front window.

LOUNGE

14'6" x 13'9" (4.42m x 4.19m)
having sealed unit double glazed windows to front & side, radiator, LVT flooring, telephone point and cable TV point.

KITCHEN/DINER

16'2" (8'9" min) x 15'7" (10'0" min) (4.93m (2.67m min) x 4.75m (3.05m min))
fitted with a range of matching base, drawer & wall mounted units, extensive work surfaces incorporating a sink top with mixer tap, "Caple" 4 ring induction hob with extractor above, "Caple" fan assisted oven & microwave, integrated fridge/freezer, "Caple" washer/dryer, Neff dishwasher, tiled splashbacks, cupboard containing the "Ideal" gas combination boiler, inset ceiling spotlights, Island unit with Breakfast Bar & cupboards beneath, double panel radiator, sealed unit double glazed rear window, sealed unit double glazed side door and sealed unit double glazed French Doors.

LANDING

having a spindle balustrade, radiator, storage

cupboard and ceiling hatch giving access to the roof space.

BEDROOM 1

14'7" x 13'9" (4.45m x 4.19m)

with sealed unit double glazed windows to front and side and a radiator.

BEDROOM 2

11'4" max x 10'1" max (3.45m max x 3.07m max)

with a sealed unit double glazed side window and radiator.

BEDROOM 3

8'10" x 7'11" (2.69m x 2.41m)

with a sealed unit double glazed side window and radiator.

BATHROOM

fitted with a white suite incorporating a panel bath with mains shower & screen above, hand basin with cupboard beneath, low flush w.c., extractor fan, full ceramic wall tiling, tiled floor, chrome towel radiator, inset ceiling spotlights and sealed unit double glazed front window.

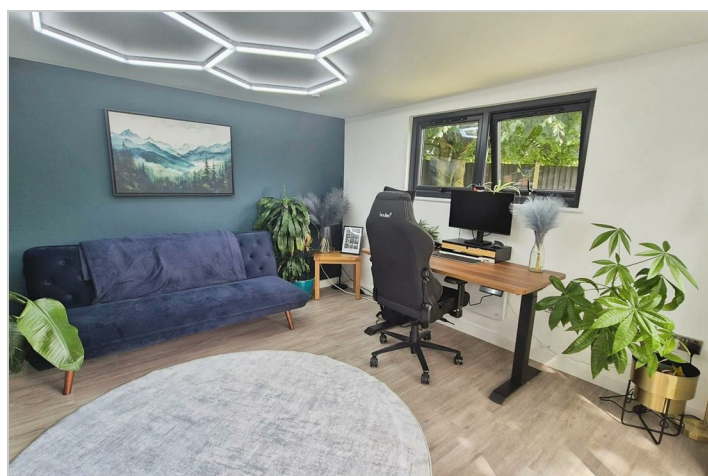
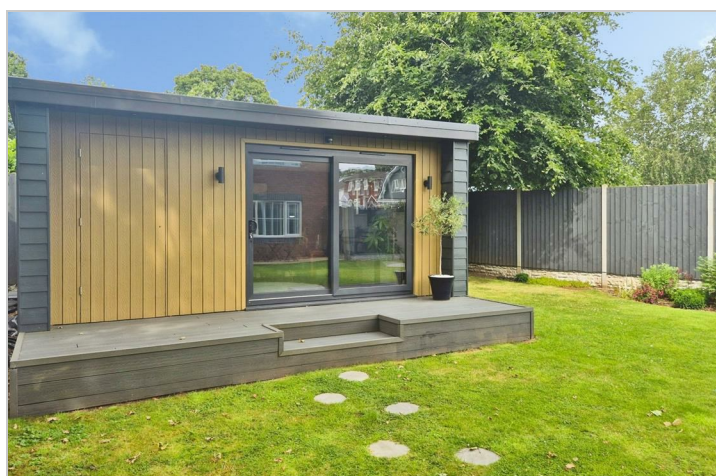
GARDEN ROOM & STORE

11'5" x 11'1" (3.48m x 3.38m)

the Garden Room/Office has a composite decked patio, sealed unit double glazed patio window with sliding door, additional sealed unit double glazed side window, light and power points and broadband internet connection. The adjoining Garden store is 11'5" x 4'10" (3.48m x 1.47m) and has light & power points.

OUTSIDE

to the front of the property is a wide tarmac drive with exterior light pont and EV charging point. A side gate gives access to the spacious rear garden which is enclosed by fencing and has a wide paved patio area with exterior lighting & cold water tap, several power points, lawned garden, mature flower borders and Garden Room/Store beyond.



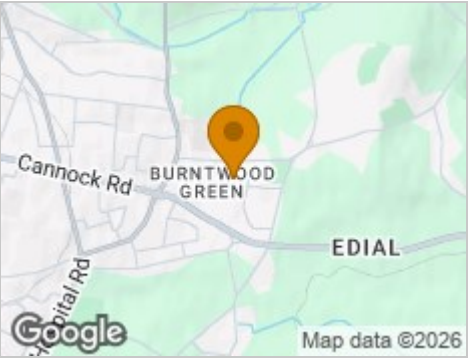
Road Map



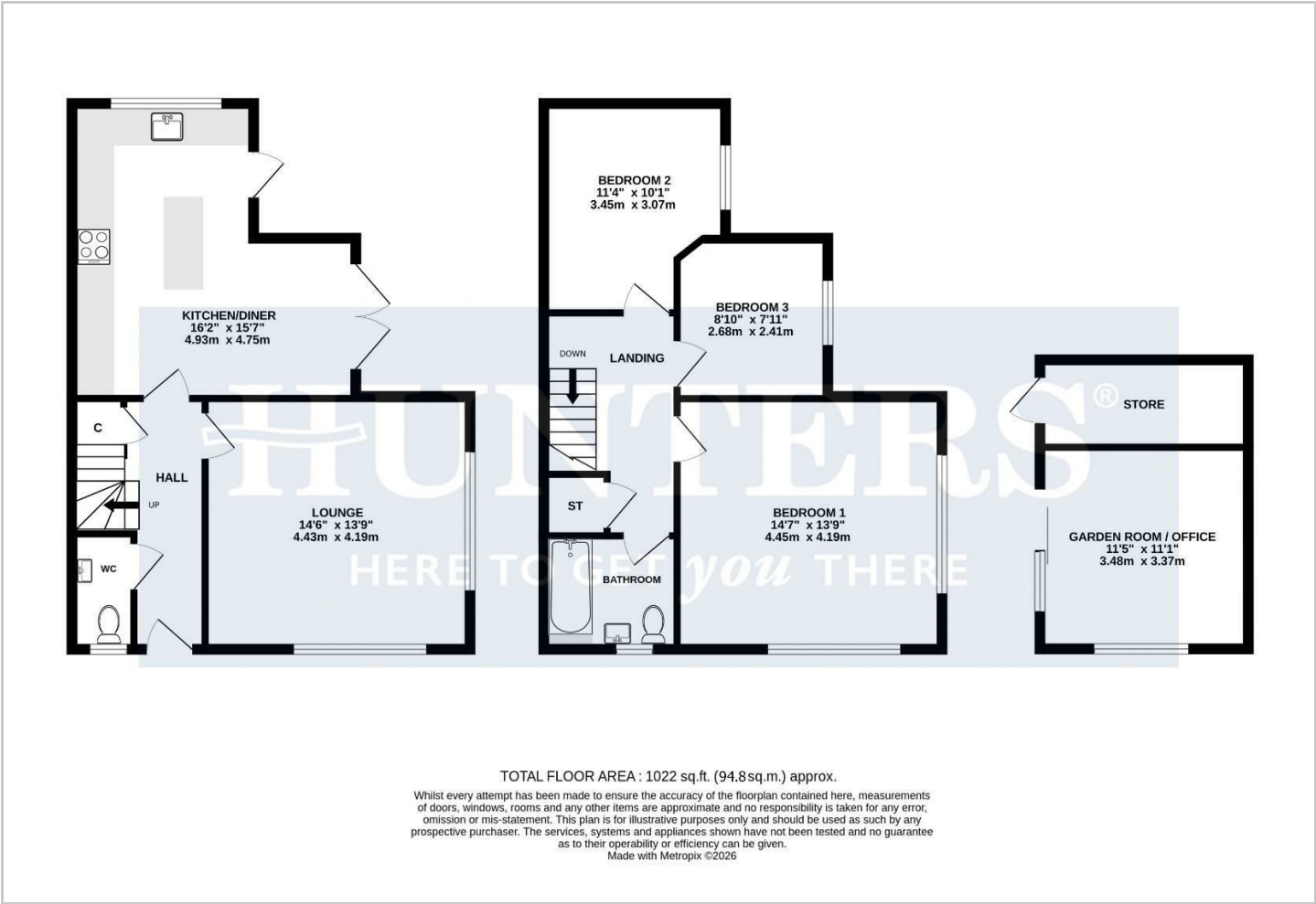
Hybrid Map



Terrain Map



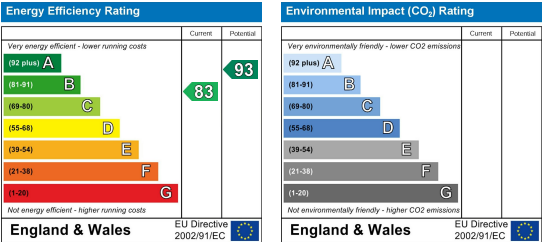
Floor Plan



Viewing

Please contact our Hunters Burntwood Office on 01543 677776 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.