



## 1 Leafenden Avenue, Burntwood, Staffordshire, WS7 4UY

£325,000

- A spacious four bedroom link detached property
- Generous plot
- Through lounge/diner
- Four well proportioned bedrooms
- Garage
- Great sized frontage offering ample parking
- Fitted kitchen
- Sitting room
- Two bathrooms - One ground floor - One first floor
- Great sized rear garden

# 1 Leafenden Avenue, Staffordshire WS7 4UY

Chariot Estates are pleased to offer for sale this spacious four bedroom link detached property. Situated on a generous plot the property offers excellent accommodation throughout which includes four bedrooms, two bathrooms, garage, through lounge diner and a great sized frontage and rear.



Council Tax Band: C



Beautifully updated and well presented by its current owners this deceptive property occupies a wider than average plot on the corner of Leafenden Avenue and Springhill Road and is perfectly situated to take advantage of the good local schools and a wide range of amenities at both Sankey's corner and Swan Island. Offering flexible layout this four bedroom link detached family home in brief comprises two good sized double bedrooms upstairs along side a further large single room and extended four piece bathroom suite, downstairs offers a fabulous 8.5m through lounge/dining room a ground floor fourth bedroom, a further reception room, laundry and ground floor shower room. Outside offers a good size enclosed rear garden with off road parking for 3 cars and garage. An early viewing of this property is considered essential to fully appreciate the level of accommodation on offer.

#### RECEPTION HALL

approached via a UPVC obscure double glazed entrance door and having tiled flooring, ceiling light point, door to lounge and archway to the kitchen.

#### KITCHEN

13'0"  
1" x 8' 2") having pre-formed roll top work surfaces with white base cupboards beneath, matching wall mounted cupboards, electric hob with overhead extractor and integrated oven, space and plumbing for slimline dishwasher, one and a half bowl sink and drainer with mixer tap, space for free-standing fridge/freezer, tiled splashbacks, two fluorescent lights, radiator and UPVC double glazed to front.

#### THROUGH LOUNGE/DINING ROOM

27'7" max x 11'10"  
max (2.60m min) (27' 7" max x 11' 10" max 8'6" min) having UPVC double glazed bow window to front, UPVC double glazed French doors opening out onto the rear, three decorative light points, radiator, focal point feature fireplace with wooden mantel, tiled recess and housing a gas real flame coal effect fire and door to:

#### INNER HALL

having ceiling light point, wood effect flooring, storage cupboard, stairs to first floor and doors to further accommodation.

#### GROUND FLOOR FOURTH BEDROOM

11'0"  
2" x 10' 6") having wood effect flooring, ceiling light point, radiator and UPVC double glazed French doors leading out to the rear patio.

#### LAUNDRY

7'0"  
10" x 5' 3") having tiled flooring, tiling to walls, recess for stacked washing machine and tumble dryer, LED ceiling strip lights, radiator, UPVC double glazed door to a further reception room and oak door opening to:

#### GROUND FLOOR SHOWER ROOM

8'0"  
2" x 3' 3") having tiled and wooden flooring, aquaboarding to walls, low level W.C., wall mounted wash hand basin and corner shower cubicle with glazed sliding door and mains

plumbed shower fitment, recessed LED lighting, extractor fan and radiator.

#### RECEPTION ROOM

15'0"  
1" x 8' 2") converted from the rear of the former garage and currently used as a bedroom having insulated floor and walls, UPVC opaque double glazed windows to rear, recessed LED lighting, radiator and door to garage.

#### SPACIOUS FIRST FLOOR LANDING

having ceiling light point and loft access hatch with pulldown ladder leading to boarded and insulated loft with light. Doors lead off to further accommodation.

#### BEDROOM ONE

14'0"  
5" x 8' 6") having ceiling light point, radiator and UPVC double glazed windows to front.

#### BEDROOM TWO

11'0"  
10" x 7' 10") having ceiling light point, radiator and UPVC double glazed window to front.

#### BEDROOM THREE

11'0"  
10" x 6' 7") having ceiling light point, radiator, built-in wardrobe and UPVC double window to rear.

#### BATHROOM

17'0"  
9" x 5' 3") having tile effect flooring, recessed downlights, wall tiling, UPVC double glazed window to side, white suite comprising pedestal wash hand basin, low level W.C., panelled bath and separate double shower with mains plumbed dual shower head with rainfall effect and storage cupboard.

#### OUTSIDE

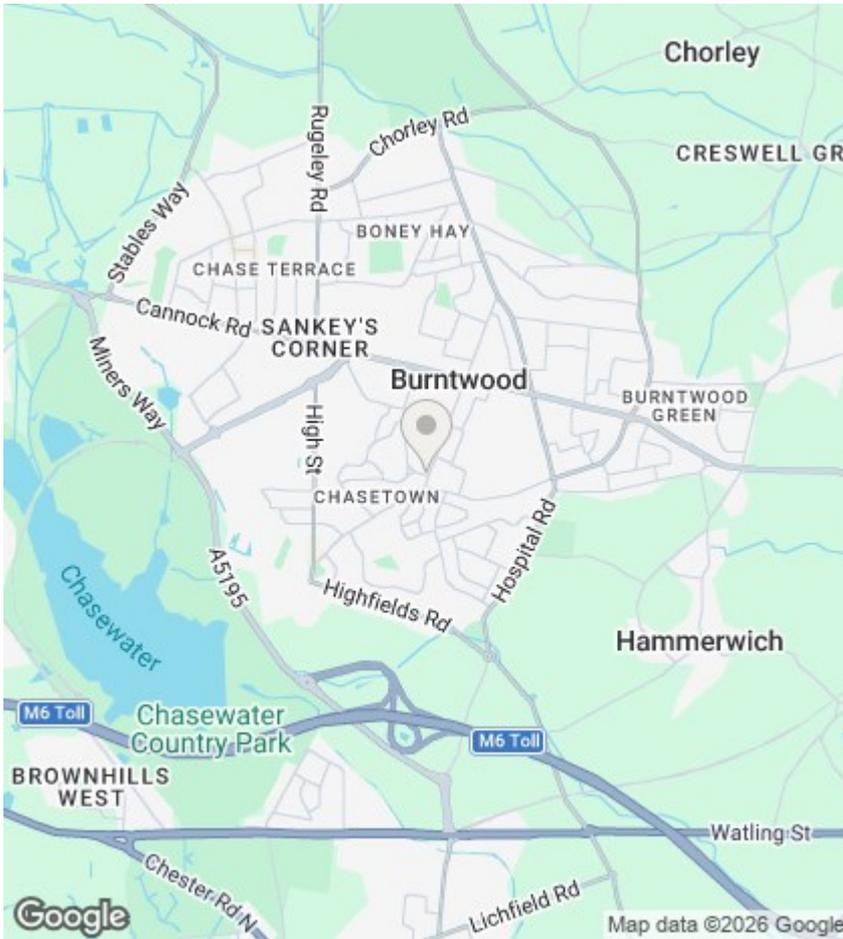
The property occupies a larger than average plot having tarmac driveway suitable for several vehicles, hard standing pebbled fore garden suitable for parking a camper van/caravan and wider than average side access leading to the rear. To the rear the good sized garden is mainly hard landscaped and is tiered having paved patio seating area, two separate sets of steps lead up to the main garden area sectioned off into a further paved patio seating area with good sized timber summerhouse with power, pebbled bedding plant area and lawned section, and there are fenced perimeters.

#### SINGLE GARAGE

17'0"  
5" x 8' 10") having power and light also houses the incoming utility meters and boiler and is approached via the original garage door.

#### COUNCIL TAX

Band D.



Directions

Viewings

Viewings by arrangement only. Call 01543 686877 to make an appointment.

EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		66	77
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

