



CHARIOT ESTATES
INDEPENDENT ESTATE AGENTS

21 SEDGEMOOR AVENUE, BURNTWOOD, STAFFS, WS7 0EF

£375,000





Offered with No Onward Chain Chariot Estates are pleased to offer for sale this beautifully presented and extended three bedroom detached bungalow set on a corner plot.

Located within the parish of Hammerwich and within easy reach of all the local amenities with the M6 Toll Road, the A38 and the A5 easy accessible.

The property briefly comprises of double glazing, central heating, porch, hall, dining room, spacious lounge, sun room, re-fitted kitchen, conservatory, three bedrooms, shower room, detached garage, good sized tarmac driveway for ample off road parking with side and rear gardens.

The property is approached via a double glazed door into:

ENTRANCE PORCH

Having double glazed windows to each side, lighting, tiled flooring and a further double glazed UPVC door into:



'L' SHAPED HALLWAY Having access to the roof void being part boarded and having lighting. Smoke detector, radiator, tiled flooring and doors leading off too:

DINING ROOM

9' 2" x 6' 7" (2.79m x 2.01m) Having coving to the ceiling, feature wooden flooring, radiator, and door into:

SPACIOUS LOUNGE

19' 11" x 11' 7" (6.07m x 3.53m) Having a double glazed window to the side, feature fireplace surround with marble inset and raised hearth housing a contemporary effect electric fire with remote control. coving to ceiling, two wall lights, radiator and UPVC double glazed French doors with matching glazed side panels opening to:

SUN ROOM:

10' 3" x 7' 4" (3.12m x 2.24m) Being of part brick construction having tiled flooring, wall lights and double glazed French doors opening into:

FITTED SHOWER ROOM:

Having a modern suite comprising walk-in shower cubicle with glass shower screen with shower, pedestal wash hand basin, low level W.C., full height contemporary wall tiles, coordinated tiled flooring, wall mounted heated towel rail and radiator and an obscure UPVC double glazed window to side.

RE-FITTED KITCHEN

10' 6" x 9' 2" (3.20m x 2.79m) Having range of modern wall and base units incorporating pan drawers, roll top work surfaces with matching splashbacks, inset sink and drainer with mono tap, inset induction hob and separate eye-level built-in double Bosch oven, integrated dishwasher, tiled flooring, contemporary radiator, double glazed window alongside a part double glazed door to the conservatory.

CONSERVATORY (incorporating utility)

19' 6" x 7' 10" (5.94m x 2.39m) Being of part brick construction and being used as a good sized utility



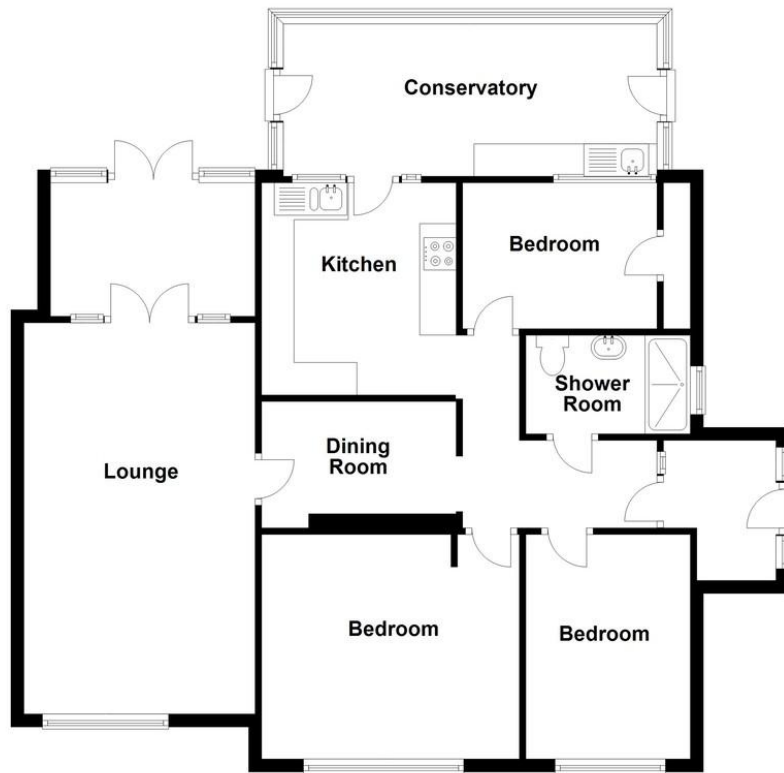
having a range of bas units with roll top praration surfaces, inset stainless steel sink and drainer with mono tap, space and plumbing for an automatic washing machine, space for further appliances, there is a double glazed door to either side leading to the rear garden.

BEDROOM ONE

12' 11" x 11' 10" (3.94m x 3.61m) Having a double glazed window to the side, two wall lights and a radiator.



Sedgemoor Avenue
Approx. 104.5 sq. metres (1124.4 sq. feet)



Total area: approx. 104.5 sq. metres (1124.4 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		86
(69-80)	C	72	
(55-68)	D		