



Ogley Hay Road, Burntwood  
WS7 2PH

Asking Price £750,000



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EXCLUSIVE

# Ogley Hay Road, Burntwood

## DESCRIPTION

Nestled on Ogley Hay Road in the charming area of Chase Terrace, this impressive detached house offers a perfect blend of modern living and serene surroundings. Built in 2009, the property boasts a generous 1,873 square feet of living space, set within a private plot of half an acre that provides stunning views over the picturesque Gentleshaw Common.

Upon entering, you are greeted by a spacious entrance hall, through lounge with inglenook fireplace and French doors giving access to the large rear patio, ideal for both entertaining guests and enjoying quiet family time. The heart of the home is the well-appointed kitchen, featuring elegant granite worktops that add a touch of sophistication. This culinary space is perfect for those who enjoy cooking and hosting.

The property comprises three well-proportioned bedrooms, with the option to utilise a fourth bedroom/dining room (ground floor) if desired. The master bedroom benefits from an ensuite shower room, providing a private retreat for relaxation. Additionally, there is a family bathroom that serves the other bedrooms, ensuring convenience for all.

Outside, the large driveway leads to a double garage, offering ample parking and storage solutions. The expansive garden space is perfect for outdoor activities, gardening, or simply enjoying the tranquil views that surround the home.

This delightful property is an excellent opportunity for families or individuals seeking a peaceful yet accessible location, combining modern comforts with the beauty of nature. Don't miss the chance to make this stunning house your new home.



# ROOMS

## HALL

19'4" x 6'4"

having a composite front entrance door, double panel radiator, inset ceiling spotlights, laminate floor, under stairs storage cupboard and stairway with spindle balustrade to the first floor.

## LOUNGE

19'3" x 12'3"

having a sealed unit double glazed front window, sealed unit double glazed French Doors, feature Inglenook fireplace with inset Vermont Intrepid log burner, tiled hearth and beam above, inset ceiling spotlights, double & single radiators, Sky TV point and TV aerial socket.

## KITCHEN/DINER

19'4" x 12'7"

fitted with an extensive range of matching base, drawer and wall mounted units, granite work surfaces with inset sink bowl and mixer tap, integrated Miele dishwasher, Rangemaster cooker with cooker hood above, Island unit with inset fridge/freezer, base cupboards and bottle rack, midway lighting, plinth heating and lighting, radiator, ceiling spotlights, laminate floor, TV aerial point, sealed unit double glazed front window and sealed unit double glazed rear French doors.

## INNER HALL

with inset ceiling spot lights and laminate floor.

## DINING ROOM

11'2" x 9'1"

having a double panel radiator, inset ceiling spot lights and sealed unit double glazed front window.

## GUEST CLOAKROOM

fitted with a white suite incorporating a low level W.C., pedestal hand basin with tiled splashbacks, chrome towel radiator, ceiling spotlights, laminate floor and sealed unit double glazed rear window.

## UTILITY

fitted with base and wall mounted units, granite work surface, plumbing for an automatic washing machine, space for a tumble dryer, double panel radiator, ceiling spotlights, wall mounted Worcester combination boiler, sealed unit double glazed side window and side door.

## LANDING WITH STUDY AREA

with a spindle balustrade, study area, inset spotlights, ceiling hatch to the roof space, radiator and sealed unit double glazed front window.

## BEDROOM 1

19'4" x 12'5"

having sealed unit double glazed windows to the front & rear, 2 double radiators, inset ceiling spotlights and TV aerial socket.

## ENSUITE

fitted with a corner shower unit, Triton Enrich electric shower & ceramic wall tiling, vanity unit with inset cupboards, granite shelf & white feature free standing sink bowl with mixer tap, bidet, low level W.C. with concealed cistern, chrome towel radiator, inset spotlights and sealed unit double glazed skylight window.

## BEDROOM 2

13'0" x 9'7"

with a sealed unit double glazed rear window, double panel radiator and inset ceiling spotlights.

## BEDROOM 3

12'11"(9'8"min) x 9'4"(6'0"min)

having a sealed unit double glazed front window, double panel radiator and inset ceiling spotlights.

## BATHROOM

fitted with a white suite incorporating a contemporary free standing roll top bath with mixer tap shower attachment, pedestal hand basin, low flush W.C.,

corner shower cubicle with mains shower and full ceramic tiling, chrome towel radiator, ceiling spotlights and sealed unit double glazed rear window.

## DOUBLE GARAGE

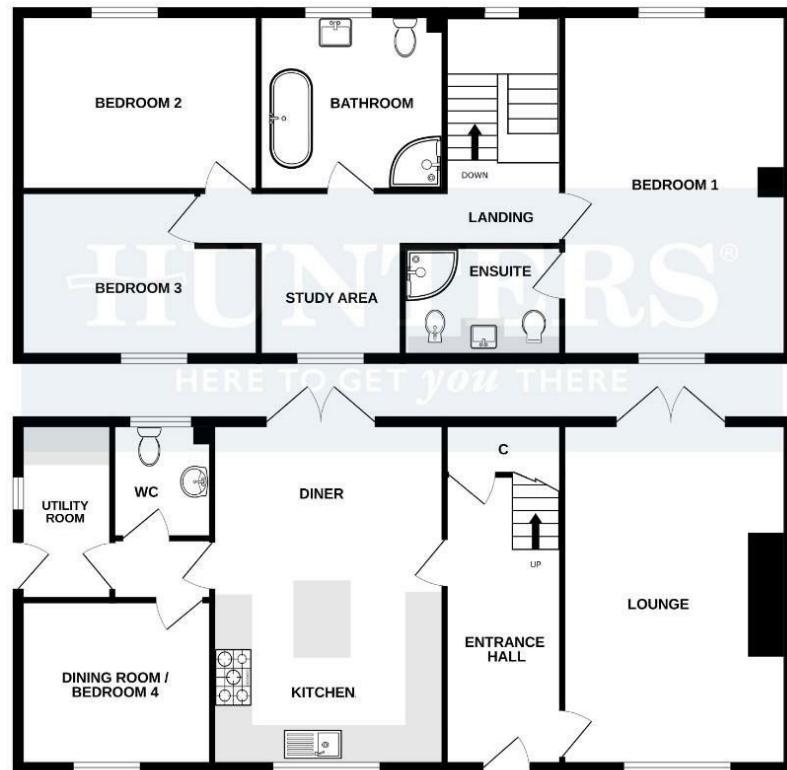
18'1" x 18'0"

with two electric up and over entrance doors and light & power points.

## OUTSIDE

The property sits on approximately 0.5 of an acre which is surrounded by mature hedges and has views across to Gentleshaw Common. A double gate entrance gives access to a large block paved drive, suitable for numerous vehicles and providing access to the double garage. There are mature lawned gardens to either side of the drive and steps lead down to a paved patio area to the front of the property. paved paths lead to both sides of the property to a wide paved patio at the rear. A block paved ramp leads down to the rear of the property which has extensive lawned gardens. wood store and shed to the rear of the garage. a large paved patio area to the rear with views across Gentleshaw Common. The property also has exterior lighting, cold water tap, wood store to the rear of the garage and shed.



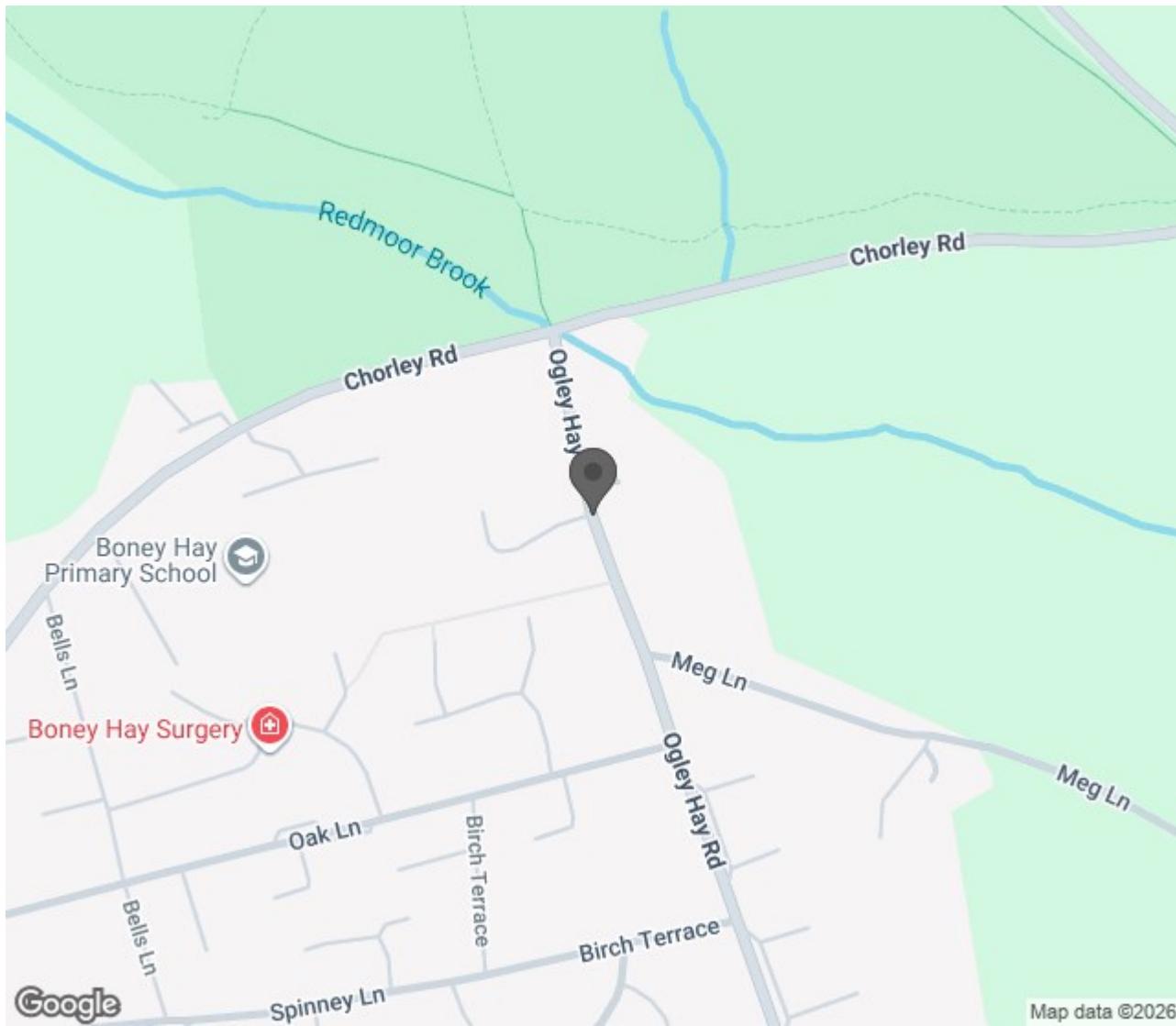


TOTAL FLOOR AREA : 1542 sq.ft. (143.2 sq.m.) approx.

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 sales 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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## ENERGY PERFORMANCE CERTIFICATE

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

The chart shows the current energy efficiency rating as 79 and the potential rating as 82, with a green arrow pointing from 79 to 82.

### 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.

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