



4 Blakeways Close, Edingale, B79 9LL





Offered with the benefit of no upward chain is this immaculate refurbished detached bungalow, showcasing beautifully upgraded interiors, three bedrooms and a generous and secluded corner plot garden. This attractive village home has been recently renovated to a superb standard, to include new double glazed window and doors throughout, new fully programmable Intelirad smart radiators, a refitted kitchen and bathroom, new flooring and carpets and upgraded wiring with a new consumer unit. The interiors offer both downsizers and young families an ideal opportunity to purchase within this popular village, comprising briefly reception hall, spacious living and dining room, modern kitchen, three bedrooms (two doubles) and a family bathroom. Outside, the secluded corner plot garden is walled to one side and there is a detached double garage and parking for multiple vehicles to two driveways.

The property is set in the heart of Edingale, a quaint rural village which lies within the National Forest in a scenic area known as the Mease Valley. A past winner of Staffordshire Best Kept Village, Edingale offers amenities including the Village Hall, which hosts a number of group meetings and activities, the Black Horse pub and restaurant and the Mary Howard Primary School which feeds into the highly regarded John Taylor High School.

The local village of Harlaston is home to a shop and the popular White Lion pub and restaurant, and additional amenities can be found in Tamworth, Lichfield and Burton on Trent. Well placed for commuters, the area provides easy access to A38, M42, M6 and M6 Toll and direct rail links to Birmingham and London can be found from two train stations in Lichfield and a station at Tamworth.

- Immaculate Detached Bungalow
- Recently Refurbished to Superb Finish
- Secluded Corner Plot
- No Upward Chain
- Spacious Living & Dining Room with New Wood Burning Stove
- Refitted Kitchen
- Three Bedrooms (Two Doubles)
- Refitted Family Bathroom
- Walled Rear Garden
- Detached Double Garage & Parking
- New Double Glazed Windows & Doors
- New Intelirad Smart Radiators
- Desirable Village Setting
- Well Placed for Local Village Amenities & Commuter Routes

#### Entrance Hall

The composite front door opens into the hallway, having window to the front aspect and a door into a useful cloaks cupboard housing the new consumer unit. Replaced oak finish doors lead into:

**Living & Dining Room** 6.63 x 3.63m (approx. 21'9 x 11'11)

An attractive reception room having bay window

to the front and double doors out to the rear garden. The remote controlled ceiling lights are included in the sale and can be individually altered to various colour and brightness settings. Opening from the dining area into:

**Kitchen** 4.55 x 2.36m (approx. 14'11 x 7'9)  
Refitted with a quality range of wood grain full height and base units with white square edge worktops over, housing inset sink with side drainer, space for a washing machine and integral appliances including fridge freezer, oven and ceramic hob with extractor hood over. The fitted appliances benefit from a three year warranty. There is a door out to the rear garden and the kitchen has a window to the rear, herringbone style vinyl flooring and a door into the entrance hall





Doors from the hallway lead into the **Airing Cupboard** which houses the hot water cylinder, and into:

**Master Bedroom** 3.8 x 3.7m (approx. 12'6 x 12')  
A spacious principal bedroom having window to the rear and feature traditional panelling. Access with a drop down ladder rises to the generous boarded loft space

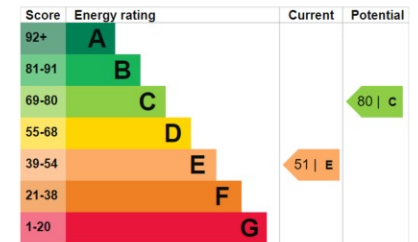
**Bedroom Two** 3.76 x 2.36m (approx. 12'4 x 7'9)  
Another double room having window to the front

**Bedroom Three** 2.8 x 2.5m (approx. 9'2 x 8'2)  
With a window to the front and a useful double fitted wardrobe

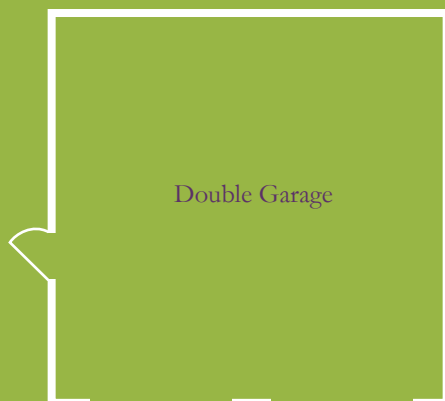
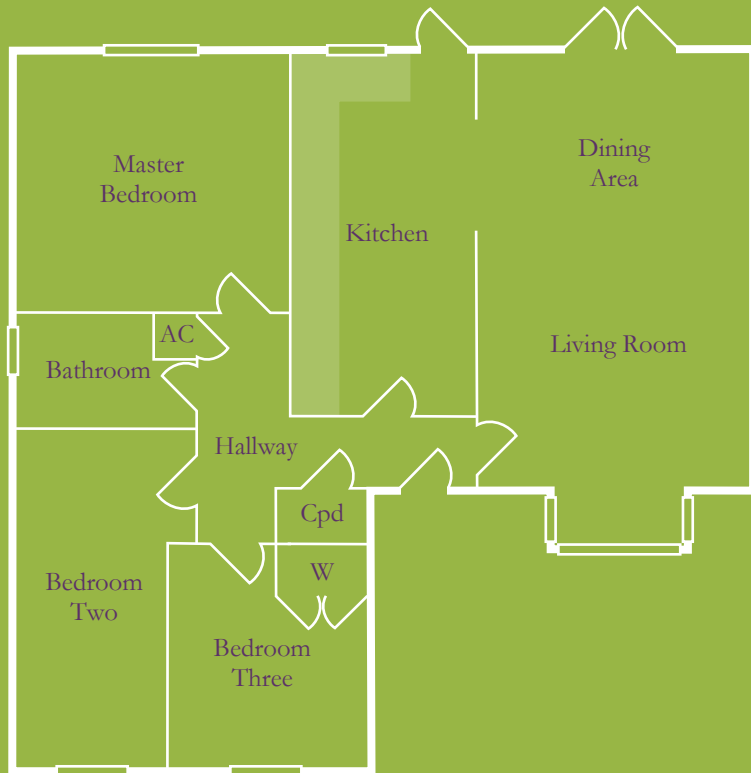


**Refitted Bathroom** 2.36 x 1.3m (approx. 7'9 x 4'3)

Comprising a modern suite having wash basin set to vanity unit, WC and bathtub with electric shower over, with herringbone style vinyl flooring, an obscured window, panelled walls and a lit vanity mirror







### Outside

The property is situated towards the end of the of a quiet cul de sac on a generous corner plot. Lawned gardens extend to the front and side aspects and there is parking to the front aspect as well as to the fore of the **Detached Double Garage** 5.11 x 5.11m (approx. 16'9" x 16'9"), with twin manual entrance doors to the front, power, lighting, a generous loftspace and a courtesy door into the rear garden

### Gardens

Gated access to the side of the property leads into the rear garden which is laid to a paved terrace and lawns. There is a pathway to the garage door and the garage benefits from a walled and fenced boundary and an exterior water point



**General note:** Whilst we endeavour to make our sales details accurate and reliable, if there is any point, which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

**Measurements:** Please note that our room sizes are now quoted in metres on a wall-to-wall basis. The imperial equivalent is only intended as an approximate guide for those of our applicants who may not yet be fully conversant with the metric measurements.

**Consumer Protection Regulations:** Any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars, we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor.

Due to a change in legislation from 1st March 2004 we are required to check the identification of vendors before proceeding to market any property, and purchasers on acceptance of an offer and before we can instruct solicitors to proceed. This is a legal requirement and applies to all Estate Agents.