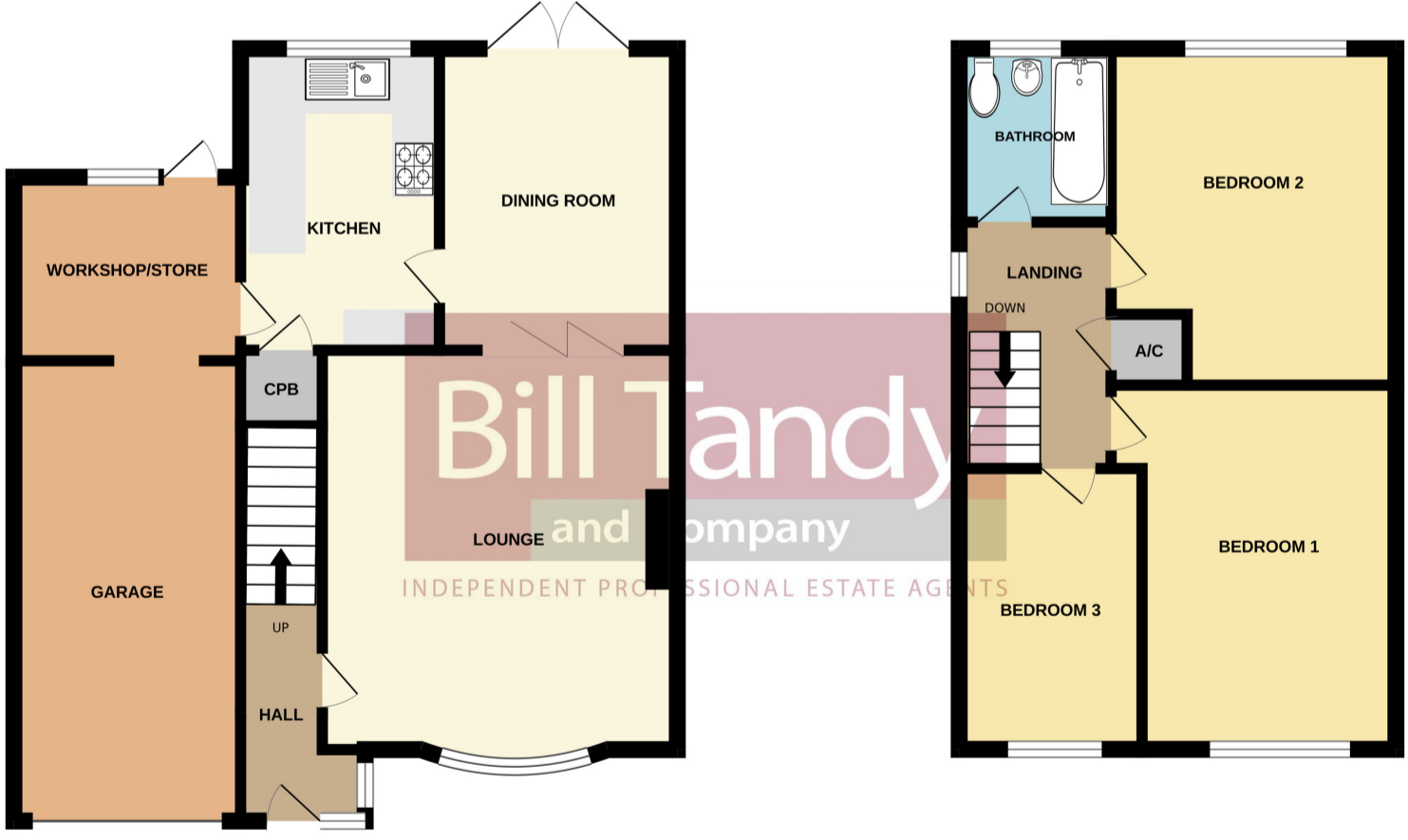




GROUND FLOOR

1ST FLOOR



70 HOLLY GROVE LANE, BURNTWOOD WS7 1QA

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 illustrative 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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**70 Holly Grove Lane, Chase
Terrace, Burntwood, Staffordshire,
WS7 1QA**

£210,000 Freehold

NO CHAIN

Bill Tandy and Company, Burntwood, are delighted to offer for sale this modern link detached property located on the highly sought after Holly Grove Lane, and enjoys the benefit of no upward chain. The property is in need of cosmetic modernisation and comprises entrance hall, lounge with bow window to front, dining room with French doors to garden, modern kitchen, three first floor bedrooms and bathroom. Outside there is a paved driveway to the front leading to the garage with workshop area, and there are gardens to front and rear.



RECEPTION HALL

approached via an obscure double glazed entrance door with window alongside having radiator, stairs to first floor and door opens to:

LOUNGE

4.22m x 3.78m (13' 10" x 12' 5") having double glazed bow window to front, radiator and bi-fold doors open to:

DINING ROOM

3.20m x 2.51m (10' 6" x 8' 3") having UPVC double glazed French doors to rear, radiator and door to:

KITCHEN

3.18m x 2.11m (10' 5" x 6' 11") having double glazed window to rear, tiled floor, under stairs store cupboard, base cupboards and drawers with round edge work tops above, wall mounted storage cupboards, inset stainless steel sink with drainer and spaces ideal for washing machine, dishwasher and free-standing cooker. Door to garage and workshop.

FIRST FLOOR LANDING

having loft access, obscure double glazed window to side and airing cupboard housing tank with shelving above. Doors open to:

BEDROOM ONE

3.86m x 2.79m (12' 8" x 9' 2") having double glazed window to front, radiator and a range of fitted wardrobes.

BEDROOM TWO

3.58m max x 2.67m (11' 9" max x 8' 9") having fitted wardrobes, matching free-standing bedside cabinets, UPVC double glazed window to rear and radiator.

BEDROOM THREE

2.97m x 1.80m (9' 9" x 5' 11") having double glazed window to rear, radiator and stairs footwell.



BATHROOM

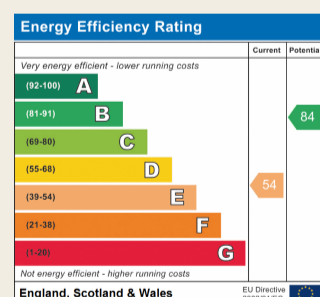
having obscure double glazed window to rear, radiator and white suite comprising pedestal wash hand basin with tiled surround, low flush W.C. and bath with shower over.

OUTSIDE

To the front of the property is a paved driveway providing parking and access to the front door and garage, and there is a shaped lawned foregarden with conifer screening to side. To the rear is a paved patio, shaped lawn beyond with raised flower bed borders, greenhouse, external tap and a superb 'L' shaped shed which would be ideal as a workshop or home office.

GARAGE

approached via an up and over entrance door and having light and power supply and the rear section of the garage is a workshop area housing the boiler and has door to kitchen and double glazed window and door to rear garden.



TENURE

Our client advises us that the property is Freehold. Should you proceed with the purchase of the property these details must be verified by your solicitor.

VIEWING

By arrangement with the Selling Agents, Bill Tandy and Company, 16 Cannock Road, Burntwood, Staffordshire, WS7 0BJ on 01543 670 055 or burntwood@billtandy.co.uk

Whilst we endeavour to make our sales details accurate, if there is any point which is of importance to you, please contact the office, particularly if travelling some distance to view the property. Likewise the mention of any appliance and/or services does not imply that they are in full and efficient working order.