



Bill Tandy  
and Company  
**FOR SALE**  
01543 670055  
billtandy.co.uk

23 Russett Close, Burntwood, Staffordshire, WS7 4UX

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INDEPENDENT PROFESSIONAL ESTATE AGENTS



**23 Russett Close, Burntwood,  
Staffordshire, WS7 4UX**

**£170,000 Offers Over**

Bill Tandy & Company Burntwood are delighted to be offering to the market this beautifully presented three bedroom mid-terraced home. Having been updated to a very high standard by the current owners this property is ready made for any first time buyer or investor, offering ample living space with its large living area and breakfast kitchen downstairs along with two good double bedrooms a further single bedroom and a well thought out upgraded bathroom upstairs. This property would be ideal for any young family as the bright open rooms downstairs are complemented by a really good sized private garden to the rear with both lawned and seating areas. An early viewing of this property is considered essential to fully appreciate the



#### **ENTRANCE PORCH**

approached via a UPVC double glazed front door and having UPVC double glazed side screens, wood effect flooring and wooden entrance door opens to:

#### **BEAUTIFUL LIVING ROOM**

4.45m x 4.45m (14' 7" x 14' 7") having UPVC double glazed window to front, stairs to first floor, fireplace with inset electric fire, wood effect flooring, ceiling light point, radiator and door to:

#### **BREAKFAST KITCHEN**

4.45m x 2.79m (14' 7" x 9' 2") having tiled flooring, wooden base cupboards and drawers with work tops above, matching wall mounted cupboards, under-mounted fridge and freezer, space and plumbing for washing machine, free-standing gas cooker, very useful built-in pantry store, UPVC double glazed window to rear and UPVC double glazed door to garden, radiator and ceiling spotlighting.

#### **FIRST FLOOR LANDING**

having access to loft, storage cupboard housing the boiler and doors lead off to further accommodation.



#### **BEDROOM ONE**

3.61m min to front of wardrobes x 2.62m (11' 10" min to front of wardrobes x 8' 7") having UPVC double glazed window to front, ceiling light point and radiator.

#### **BEDROOM TWO**

3.35m x 2.62m max (11' 0" x 8' 7" max) having UPVC double glazed window to rear, ceiling light point and radiator.

#### **BEDROOM THREE**

2.54m x 1.75m (8' 4" x 5' 9") currently used as a home office and having UPVC double glazed window to front, ceiling light point and radiator.

#### **REFITTED BATHROOM**

1.91m x 1.73m (6' 3" x 5' 8") having fully tiled walls and flooring, ceiling downlights, recently fitted white suite comprising 'P'



shaped bath with mains fed shower over with dual shower heads, pedestal wash hand basin and W.C. and opaque UPVC double glazed window to rear.

### OUTSIDE

The property is approached via a paved path to the front door alongside the lawned foregarden. To the rear of the property the garden is mainly laid to lawn with a two patio seating areas, one at either end and connected by a gravelled side pathway and rear access for bins etc.

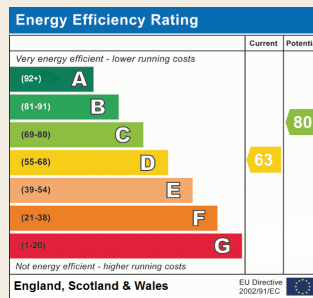
### FURTHER INFORMATION/SUPPLIERS

Mains drainage South Staffs Water.  
Electric and Gas supplier EON  
Broadband BT

For broadband and mobile phone speeds and coverage, please refer to the website below: <https://checker.ofcom.org.uk/>

### COUNCIL TAX

Band A.



### TENURE

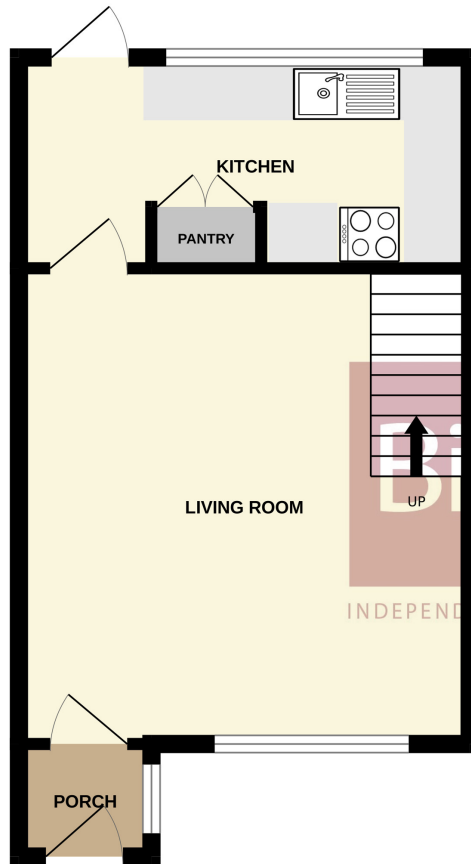
Our client advises us that the property is Freehold. Should you proceed with the purchase of the property these details must be verified by your solicitor.

### VIEWING

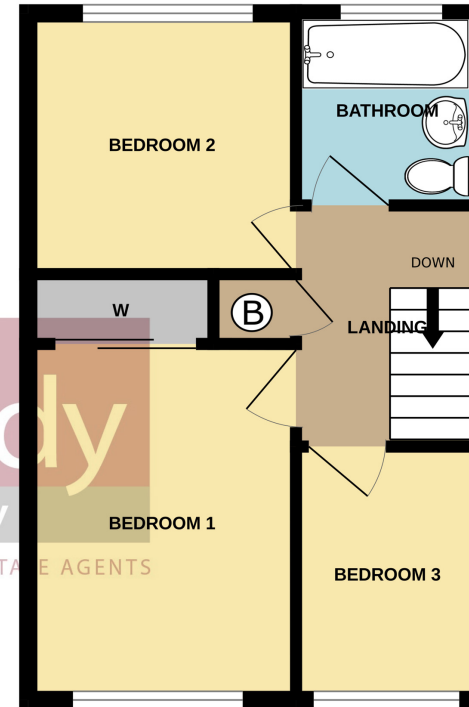
By arrangement with the Selling Agents, Bill Tandy and Company, 16 Cannock Road, Burntwood, Staffordshire, WS7 0BJ on 01543 670 055 or [burntwood@billtandy.co.uk](mailto:burntwood@billtandy.co.uk)

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.

GROUND FLOOR  
340 sq.ft. (31.6 sq.m.) approx.



1ST FLOOR  
325 sq.ft. (30.2 sq.m.) approx.



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TOTAL FLOOR AREA : 665 sq.ft. (61.8 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 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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Tel: 01543 670 055

[www.billtandy.co.uk](http://www.billtandy.co.uk)



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