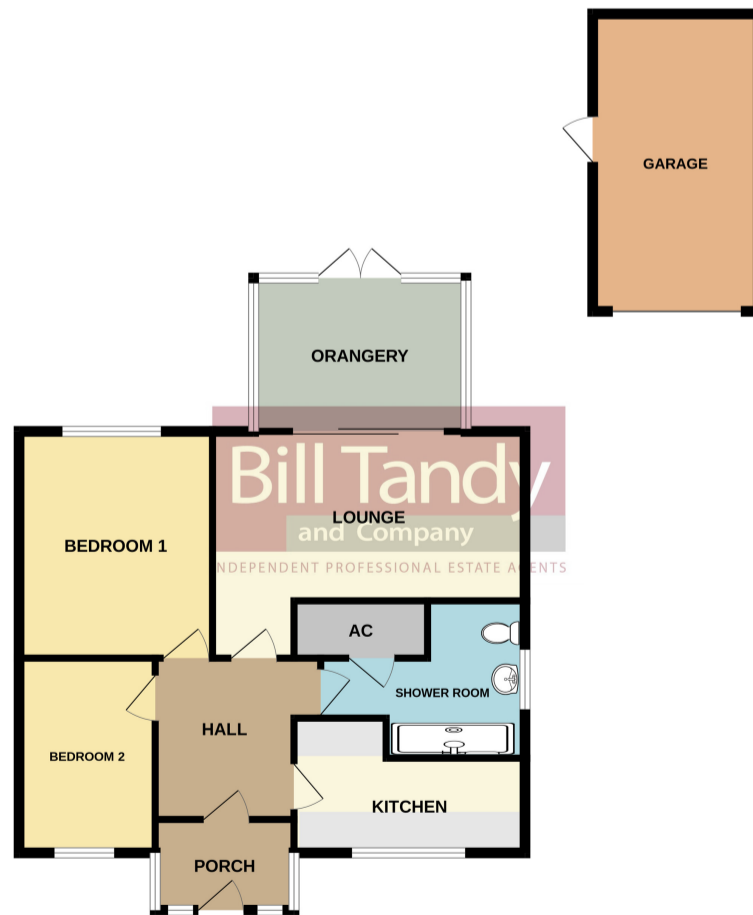




GROUND FLOOR
921 sq.ft. (85.6 sq.m.) approx.



TOTAL FLOOR AREA : 921 sq.ft. (85.6 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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9 Crane Drive, Burntwood, Staffordshire, WS7 4SW

£297,000 Freehold

Bill Tandy and Company, Burntwood, are pleased to present this fabulously presented two bedroom semi detached bungalow which has undergone a complete back to brickwork transformation incorporating re-fitted UPVC double glazed windows, new gas central heating system, rewire and finished to a high standard throughout. The well planned accommodation comprises enclosed entrance porch, spacious hallway, delightful lounge with orangery overlooking the rear garden, re-fitted contemporary bespoke kitchen, two generously sized bedrooms and modern re-fitted shower room. There is a tarmac driveway which provides ample parking for three/four vehicles, a lawned foregarden, detached single garage and a lovely generously sized enclosed rear garden which offers a good degree of privacy. An early internal viewing is strongly recommended to fully appreciate the overall presentation and quality this bungalow offers.



ENCLOSED ENTRANCE PORCH

approached via a part obscure double glazed composite panelled main entrance door with UPVC double glazed windows either side and having brick base with display sills, tiled flooring, ceiling light point and a part obscure double glazed composite panelled entrance door with matching side screen opens to:

SPACIOUS THROUGH RECEPTION HALLWAY

this 'L' shaped hall has coving, ceiling light point, loft access hatch, radiator, lovely wooden parquet flooring and oak panelled doors lead off to further accommodation.

LOUNGE

17' 3" max (12'9" min) x 15' 1" (5.26m max 3.89m min x 4.60m) having a set of UPVC double glazed sliding patio doors leading to the orangery off to the rear, coving, ceiling light point, wall light points, radiator, bespoke media cabinet with base and side level storage units, display shelving and space suitable for a plasma television with T.V aerial socket.

ORANGERY

11' 7" x 8' 5" (3.53m x 2.57m) a fabulous addition to the property this lovely orangery overlooks the rear garden with a set of UPVC double glazed doors with matching side screens opening on to the rear patio, further UPVC double glazed windows either side, lovely wooden effect flooring, lantern ceiling light window with additional inset ceiling spotlighting and radiator.



KITCHEN

12' 8" x 5' 5" min (3.86m x 1.65m min) having a comprehensive range of bespoke contemporary high gloss fronted wall and base level storage cupboards incorporating deep pan drawers and larder units, complementary work surfaces with matching wall splashbacks, inset sink unit with chrome style mono tap, space for free-standing cooker with fitted stainless steel extractor hood, recess for larder style fridge/freezer, plumbing for washing machine, coving, fluorescent ceiling striplight, radiator, UPVC double glazed bow window to front and additional UPVC double glazed window to side.

BEDROOM ONE

12' 6" x 10' 8" (3.81m x 3.25m) having a UPVC double glazed window overlooking the rear garden, coving, ceiling light point, fitted triple wardrobes with part mirror fronted sliding doors and storage cupboards and radiator.

BEDROOM TWO

10' 9" x 7' 6" (3.28m x 2.29m) having a UPVC double glazed bow window to front, coving, ceiling light point and radiator.



RE-FITTED SHOWER ROOM

having a modern white suite with chrome style fittings comprising dual flush close coupled W.C. with vanity surface extending across to a wash hand basin with mono tap with double storage cabinet set below, and a walk-in double shower cubicle with fitted shower splash screen and wall mounted shower unit, complementary full height ceramic splashback wall tiling, vertical chrome heated towel rail, fitted linen storage cupboards, ceiling light point and an obscure UPVC double glazed window to side.

OUTSIDE

Offering a lovely position along Crane Drive the property sits back from the pavement behind a triple width tarmac driveway with brickette edging providing ample parking for three/four vehicles extending to the right hand side up to the garage, and there is a lawned foregarden. Set to the rear is a delightful generously sized fence enclosed garden offering a good degree of privacy and with a newly laid paved patio seating area and path leading down to a lawned garden set beyond with various herbaceous flower and shrub display borders and a useful timber garden storage shed.

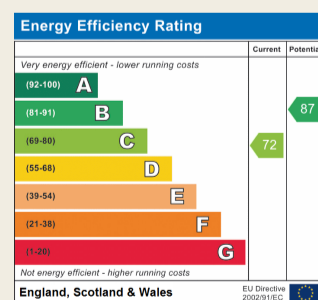


GARAGE

(not measured) approached via an up and over entrance door and having light and power points and courtesy door to the rear garden.

COUNCIL TAX

Band C.



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.