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20 Redfern Drive, Burntwood, Staffordshire, WS7 4TA

Bill Tandy
and Company
INDEPENDENT PROFESSIONAL ESTATE AGENTS

**20 Redfern Drive, Burntwood,
Staffordshire, WS7 4TA**

£275,000 NO CHAIN

NO CHAIN Bill Tandy and Company, Burntwood, are delighted to offer for sale this semi detached dormer style house, superbly located on the highly sought after residential development located on Redfern Drive. The property itself, which benefits from no upward chain, is in need of some cosmetic modernisation although does offer a Modern re-fitted Shower room done to a very high specification and viewing is strongly recommended. This deceptively spacious property offers versatile accommodation comprising on the ground floor reception hall, lounge, dining kitchen, useful ground bedroom/sitting room and modern re-fitted shower room. To the first floor are two additional bedrooms. One of the distinct features of the property is its private rear garden, and there is ample parking for numerous vehicles to the front and a garage.



ENTRANCE HALLWAY

approached via an opaque UPVC double glazed front entrance door with opaque UPVC double glazed side panels and having ceiling light point, stairs to first floor with under stairs cupboard beneath and doors to further accommodation.

LOUNGE

5.16m x 3.78m (16' 11" x 12' 5")) having ceiling light point, fireplace with wooden surround and marble mantel above housing a gas real flame fire, UPVC double glazed bow window to rear and door to:

BREAKFAST KITCHEN

5.13m max x 3.02m max (16' 10" max x 9' 11" max) having tiled floor, tiled splashbacks, wooden base units with pre-formed work surfaces above, matching wall mounted units, integrated gas hob and double oven, inset one and a half bowl sink and drainer with mixer tap, door to pantry store, opaque glazing letting in light from the hallway, UPVC opaque double glazed door leading to the side and two ceiling light points.

MODERN RE-FITTED DOWNSTAIRS SHOWER ROOM

2.97m x 1.65m (9' 9" x 5' 5") having comprehensive floor and wall tiling, double walk-in shower with glazed screen, electric shower fitment and feature wall, W.C. and wash hand basin with storage beneath, opaque UPVC double glazed window to side, extractor fan and recessed ceiling spotlights.

DINING ROOM/BEDROOM THREE

3.78m x 2.84m (12' 5" x 9' 4") having ceiling light point, UPVC double glazed bow window to front and access to under stairs store.



FIRST FLOOR LANDING

having ceiling light point, loft access hatch, airing cupboard and doors leading off to further accommodation.

BEDROOM ONE

5.21m x 3.58m (17' 1" x 11' 9") having ceiling light point and UPVC double glazed dormer window to front.

BEDROOM TWO

5.94m x 2.90m (19' 6" x 9' 6") having ceiling light point, UPVC double glazed dormer window to rear, built-in wardrobes with vanity wash hand basin area and small access hatch leading to eaves storage.

OUTSIDE

The property is approached via a block paved driveway providing parking for several vehicles, with paved side access. To the rear the property is a fantastically private garden due to the mature trees and hedges along the borders, there is also a large paved patio and a good size lawn area.



INTEGRAL GARAGE

2.8m x 5.2m (9' 2" x 17' 1") approached via a manual up and over entrance door and having power and light, useful storage and housing the gas & electricity meters

COUNCIL TAX

Band C.

FURTHER INFORMATION/SUPPLIERS

Mains water and drainage- South Staffs. Electricity and Gas supplier - OVO Energy. Telephone and broadband - TalkTalk. For broadband and mobile phone speeds and coverage, please refer to the website below:
<https://checker.ofcom.org.uk/>

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



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.



GROUND FLOOR

1ST FLOOR



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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