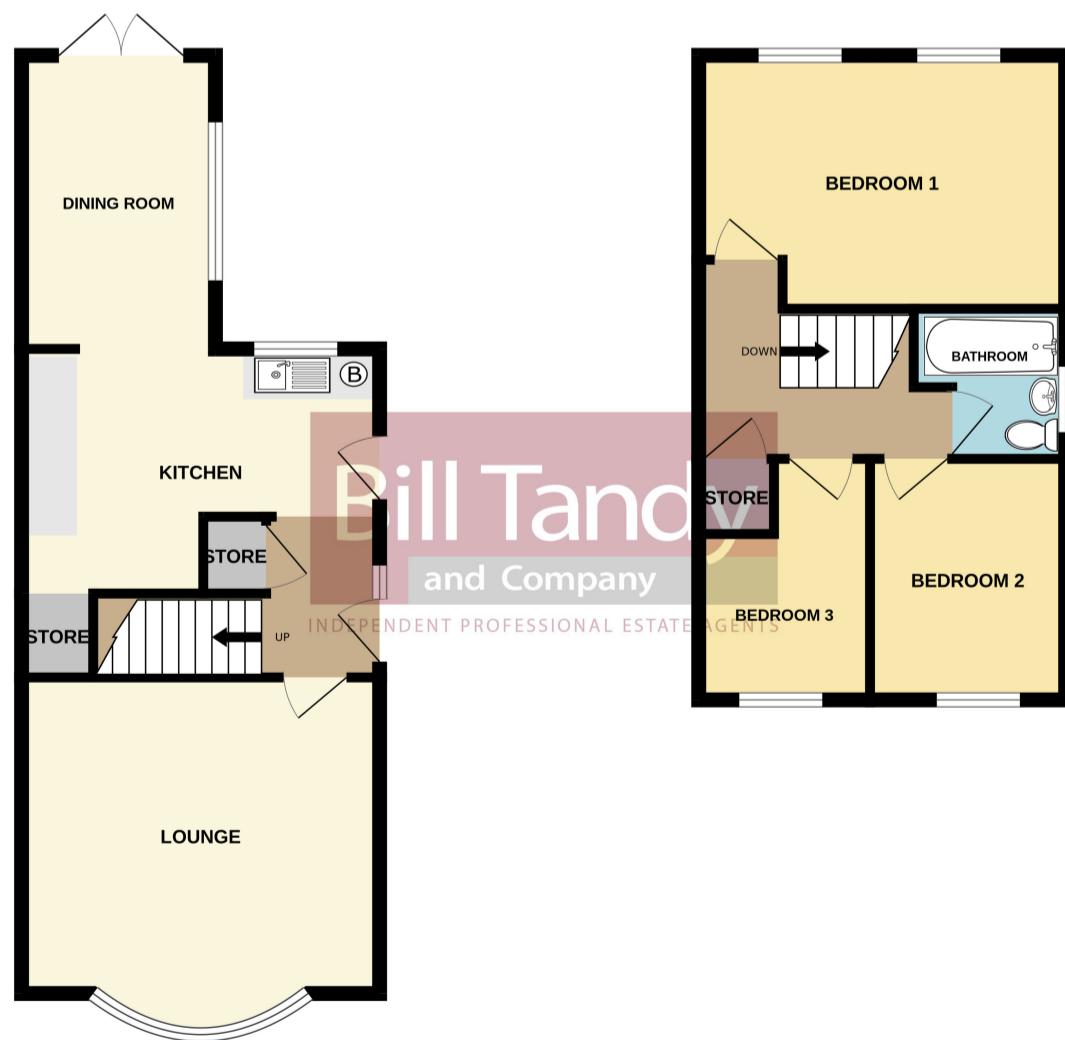




GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan, dimensions, measurements of rooms, 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 only 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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# 11 Emmanuel Road, Burntwood, Staffordshire, WS7 9AD

## £240,000 Freehold

Bill Tandy and Company, Burntwood, are delighted to be offering to the market this beautifully presented and extended three bedroom semi detached family home. The property boasts a fabulous position along Emmanuel Road, and is perfectly positioned to take full advantage of the excellent local amenities, highly regarded local schools and easy access to local transport links, as well as having Burntwood park just a stone's throw from the property which makes it popular to a range of buyers. The property itself has been updated by the current owners and comprises in brief of; lounge, kitchen, dining room, three good sized bedrooms, family bathroom, enclosed rear garden and an early viewing is considered essential to fully appreciate the accommodation on offer.



### ENTRANCE HALL

approached via a UPVC composite opaque double glazed front entrance door with UPVC opaque double glazed side panel and having modern wood effect flooring, stairs to first floor, storage cupboard, opening through to kitchen and doors to further accommodation.

### LOUNGE

4.30m x 3.80m (14' 1" x 12' 6") having a feature UPVC double glazed bow window to front flooding the room with natural light, focal point feature fireplace with wooden mantel, contemporary raised hearth and housing a modern electric fire with pebble effect, ceiling light point and two radiators.

### KITCHEN

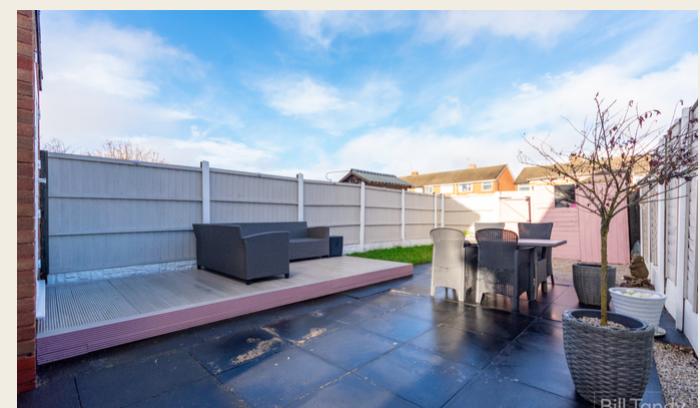
4.30m x 2.80m max (2.00m min) (14' 1" x 9' 2" max 6'7" min) having a continuation of the modern wood effect flooring, wooden base units with contemporary roll top work surface above, matching wall mounted units including corner unit housing the combination boiler, modern brick tiled splashbacks, inset one and a half bowl sink and drainer, space and plumbing for washing machine, space for free-standing gas cooker, space and plumbing for American style fridge/freezer, opening to understairs storage cupboard, two ceiling light points, radiator, UPVC double glazed window to rear and UPVC opaque double glazed door to side access. An opening leads to the dining room extension.

### DINING ROOM

3.40m x 2.30m (11' 2" x 7' 7") having a lovely dual aspect with UPVC double glazed window to side and UPVC double glazed French doors leading out to the rear decked area, ceiling light point and radiator.

### FIRST FLOOR LANDING

having storage cupboard, loft access hatch with pulldown ladder and doors leading to further accommodation.



### BEDROOM ONE

4.30m x 2.80m (14' 1" x 9' 2") having two UPVC double glazed windows to rear, ceiling light point and radiator.

### BEDROOM TWO

2.80m x 2.20m (9' 2" x 7' 3") having UPVC double glazed window to front, ceiling light point and radiator.

### BEDROOM THREE

2.80m max x 2.00m (9' 2" max x 6' 7") currently used as a dressing room and having UPVC double glazed window to front, ceiling light point and radiator.

### CONTEMPORARY FAMILY BATHROOM

having a modern white suite comprising low level W.C., floating wall mounted wash hand basin and panelled bath with mains plumbed shower unit over and glazed splash screen, modern wood effect flooring, contemporary tiled walls, modern vertical radiator, UPVC opaque double glazed window to side and ceiling light point.



### OUTSIDE

The property is set well back from the road behind a block paved driveway suitable for multiple vehicles leading up to the front door and side access. To the rear is a paved seating area, raised decked area being a lovely sun trap and a paved path leads to the rear gates to the additional parking in a service road to the rear. There is hardstanding area for a shed, lawned area, fenced boundaries and pebble borders.

### COUNCIL TAX

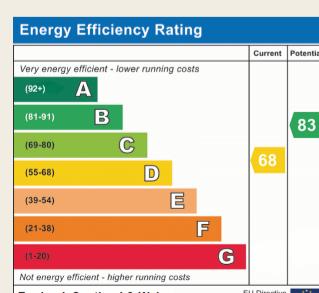
Band B.

### FURTHER INFORMATION/SUPPLIES

Mains drainage, water, electricity and gas connected. Telephone connected. For broadband and mobile phone speeds and coverage, please refer to the Ofcom website. Please refer to Key Facts For Buyers.

### ANTI-MONEY LAUNDERING AND ID CHECKS

Once an offer is accepted on a property marketed by Bill Tandy and Company Estate Agents we are required to complete ID verification checks on all buyers, and to apply ongoing monitoring until the transaction ends. Whilst this is the responsibility of Bill Tandy and Company we may use the services of Guild 365 or another third party AML compliance provider. This is not a credit check and therefore will have no effect on your credit history. You agree for us to complete these checks. The cost of these checks is £30.00 including VAT per buyer. This is paid in advance when an offer is agreed and Once an offer is accepted on a property marketed by Bill Tandy and Company Estate prior to a sales memorandum being issued. This charge is non-refundable.



### 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.