



7 Morlings Drive, Burntwood, Staffordshire, WS7 2ED



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£250,000

Fabulous opportunity to secure a link detached family home requiring modernisation. Sold with the benefit of no upward chain the property is perfectly positioned at the head of the cul de sac on a corner plot with a widening garden, and the property has been extended to the side and rear. Morlings Drive is a lovely residential cul de sac located off Boney Hay Road offering excellent access to the highly regarded local schools, transport links and excellent amenities. The property itself, as previously mentioned, does require full modernisation and is laid out over three floors, having porch entrance, entrance hall, ground floor bedroom, ground floor shower room, lounge, hobby room/office, first floor living room and breakfast kitchen whilst on the second floor are two further double bedrooms and a family bathroom. Early viewing is considered essential to fully appreciate the accommodation available.



PORCH ENTRANCE

approached via a UPVC opaque double glazed front entrance door with UPVC double glazed side panel and having ceiling light point, tiled floor and a wooden framed opaque glazed door with wooden framed opaque glazed matching panel leads to:

RECEPTION HALL

having radiator, ceiling light point, stairs to first floor and doors to further accommodation.

LOUNGE

4.10m x 2.90m (13' 5" x 9' 6") having ceiling light point, radiator, UPVC double glazed window to rear, UPVC double glazed door opening out to the patio, wall mounted combi boiler and wooden bi-fold doors open go the hobby room

HOBBY ROOM

3.10m x 2.80m (10' 2" x 9' 2") having a lovely dual aspect with UPVC double glazed window to side and further UPVC double glazed window overlooking the rear garden, radiator and ceiling light point.

GROUND FLOOR BEDROOM THREE

3.20m x 2.30m (10' 6" x 7' 7") having ceiling light point, radiator, UPVC double glazed window to front and wall mounted cupboard.

GROUND FLOOR SHOWER ROOM

2.30m x 1.50m (7' 7" x 4' 11") having tiled floor and walls, enclosed corner shower cubicle with opaque glazed door and mains fed shower unit with dual head with rainfall effect, low level W.C., vanity surface with inset wash hand basin and storage cupboards below, ceiling light point, radiator with integrated towel rail and extractor fan.

FIRST FLOOR LIVING ROOM

5.80m x 3.30m (19' 0" x 10' 10") having a raised ceiling with decorative beams giving a feeling of space, large UPVC double glazed window to front, two ceiling light points, two



wall light points, radiator, stairs to second floor and focal point feature fireplace with white pebble effect electric fire and the original chimney breast which we understand could be opened up if required.

BREAKFAST KITCHEN

4.20m x 3.20m (13' 9" x 10' 6") having tiled floor, wood panelled wall and raised ceiling again giving a feeling of space, traditional wooden base units with roll top work surface above and tiled splashbacks, one and a half bowl sink and drainer, eye-level double oven and grill, induction hob, space for free-standing fridge/freezer, space for washing machine, lovely dual aspect with UPVC double glazed windows to side and rear, UPVC double glazed door leading out to the rear garden, three ceiling light points and radiator.

SECOND FLOOR LANDING

having ceiling light point, loft access hatch and doors to further accommodation.

BEDROOM ONE

4.10m x 2.90m (13' 5" x 9' 6") having ceiling light point, radiator and UPVC double glazed window to front.

BEDROOM TWO

4.10m x 2.90m (13' 5" x 9' 6") having corner cupboard,



ceiling light point, radiator and UPVC double glazed window to rear.

FAMILY BATHROOM

2.30m x 1.80m (7' 7" x 5' 11") having traditional white suite comprising low level W.C., pedestal wash hand basin and panelled bath, ceiling light point, radiator and UPVC opaque double glazed window to side.

OUTSIDE

The property has a tarmac driveway suitable for at least three vehicles and leading to the garage, and there is a lawned foregarden with a bedding plant border. A side gate leads to a paved path which leads to a paved patio seating area, pebbled bedding plant area with mature shrubs, conifer boundary to one side and fenced perimeters. The rear garden is mainly laid to lawn with several paved patio areas, decorative pebbled areas, mature shrubs and brick steps leading to the kitchen.

GARAGE

5.20m x 3.00m (17' 1" x 9' 10") an extension to the property and being wider than average approached via a manual up and over entrance door and having one ceiling light point and useful work surface.



COUNCIL TAX

Band C.

FURTHER INFORMATION/SUPPLIES

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

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

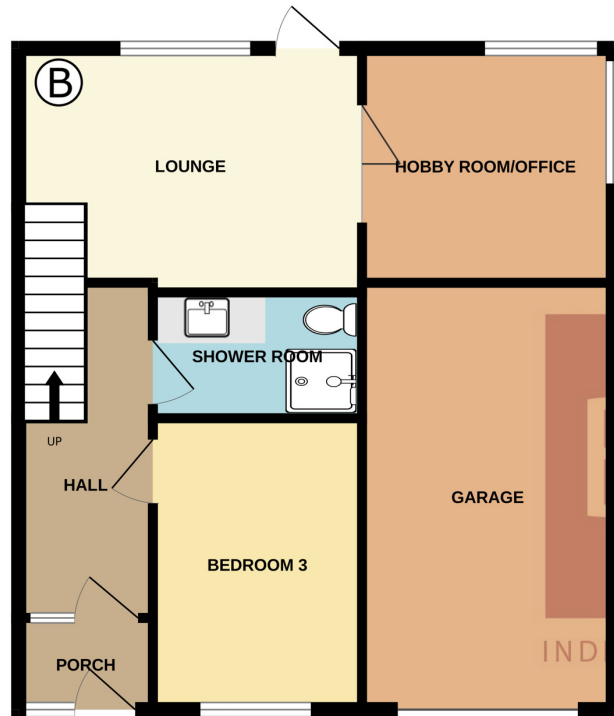
Our client advises us that the property is Freehold. Should you proceed with the purchase of the property these details must be verified by your solicitor.

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

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.

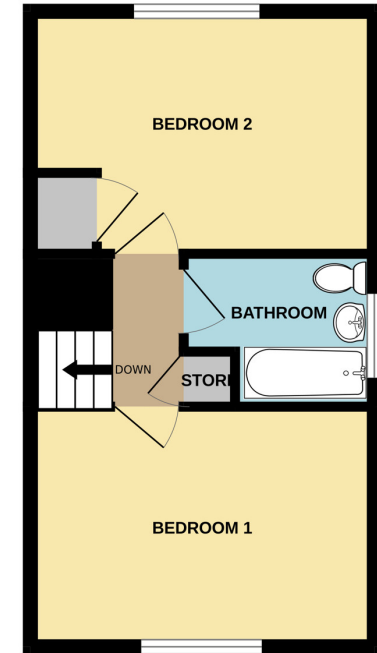
BASEMENT



1ST FLOOR



2ND 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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