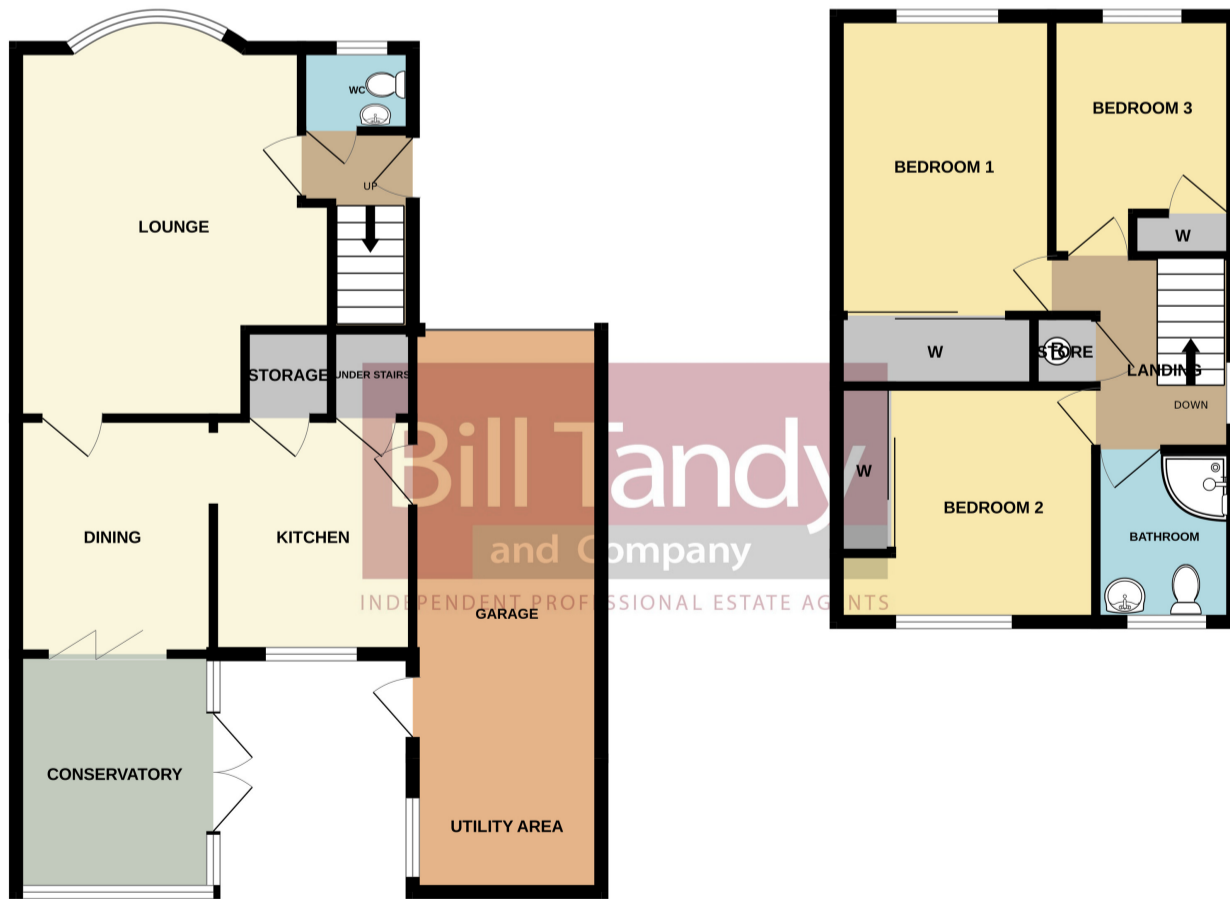




GROUND FLOOR

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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**78 Cannock Road, Burntwood,  
Staffordshire, WS7 0BP**

## **£275,000 Freehold Offers over**

Bill Tandy & Company Burntwood are delighted to bring to the market this three bedroom link detached family home in prime location close to local amenities and offered with no onward chain. Set well back from the main Cannock Road behind a private service road this property offers great space and whilst still in good condition offers a host of potential to update and add value. Being only a short walk to Swan Island and all the conveniences available there, a stones throw from Burntwood park and highly regarded primary & secondary schools, this property sits in the heart of Burntwood. The accommodation comprises in brief of; entrance hall, guest w/c, lounge, dining room, kitchen, conservatory and an extended garage with a utility area downstairs, while upstairs offers three bedrooms two good size doubles with a larger than standard single room along side the family shower room. An early viewing of this property is considered essential in order to secure this amazing opportunity.



### **ENTRANCE HALL**

approached via a UPVC opaque double glazed front door with UPVC opaque double glazed side panel and having ceiling light point, wood effect flooring and stairs to first floor.

### **GUESTS CLOAKROOM**

having tiled flooring, radiator, ceiling light point, UPVC opaque double glazed window to front, wall mounted wash hand basin with tiled splashback and low level W.C.

### **LOUNGE**

4.70m x 3.80m (15' 5" x 12' 6") having a continuation of the wood effect flooring, ceiling light point, two radiators one having a decorative radiator cover, UPVC double glazed bow window to front, ceiling light point and feature focal point fireplace with granite effect hearth and base with gas real flame coal effect fire. Door to:

### **DINING ROOM**

3.20m x 2.50m (10' 6" x 8' 2") having wood effect flooring, ceiling light point, radiator, door to kitchen and aluminium framed double glazed sliding door leading into the conservatory.

### **UPVC DOUBLE GLAZED CONSERVATORY**

3.00m x 2.50m (9' 10" x 8' 2") having power and lighting, half height brick walls, polycarbonate roof and UPVC double glazed French doors opening onto a small patio area.

### **KITCHEN**

3.00m x 2.60m (9' 10" x 8' 6") having tiled flooring, pre-formed roll top work surface with wooden base cupboards and drawers below, matching wall mounted cupboards, chequerboard style tiled splashbacks, one and a half bowl sink and drainer with mixer tap, eye-level oven and grill, four burner gas hob with built-in microwave below and extractor hood above, UPVC double glazed window overlooking the rear garden, ceiling light point, radiator, two storage cupboards and door to garage.



### **FIRST FLOOR LANDING**

having a UPVC opaque double glazed window to side, ceiling light point, storage cupboard housing the Baxi combination boiler and doors leading off to:

### **BEDROOM ONE**

4.70m max into wardrobes x 2.70m (15' 5" max into wardrobes x 8' 10") having ceiling light point, radiator, UPVC double glazed window to front and built-in triple wardrobes with mirrored sliding doors.

### **BEDROOM TWO**

3.30m x 3.00m (10' 10" x 9' 10") having ceiling light point, radiator, UPVC double glazed window to rear and built-in triple wardrobes with mirrored sliding doors.

### **BEDROOM THREE**

3.00m max (2.30m min) x 2.40m (9' 10" max 7'7" min x 7' 10") having ceiling light point, radiator, UPVC double glazed window to front and built-in over stairs cupboard.

### **SHOWER ROOM**

having floor and wall tiling, UPVC opaque double glazed window to rear, ceiling light point, enclosed corner shower cubicle with electric shower fitment, heated towel rail, built-in storage housing the low level W.C. with hidden cistern and wash hand basin with storage cupboard beneath.



### **OUTSIDE**

The property is one of five houses that are set back from the Cannock Road behind a service road. The property itself has a tandem block paved driveway providing parking for two cars in front of the garage, and a lovely foregarden being mainly laid to lawn and having bedding plant border. To the rear is a paved patio area with the garden being mainly laid to lawn with a further patio area to the side with hard standing for shed, decorative raised patio to the rear and bedding plant areas.

### **SINGLE GARAGE**

6.60m x 2.40m (21' 8" x 7' 10") approached via an up and over entrance door and having had a slight extension to the rear allowing for a utility area with space and plumbing for washing machine and tumble dryer, work bench with sink unit, UPVC double glazed window and door leading out to the garden and two ceiling light points.

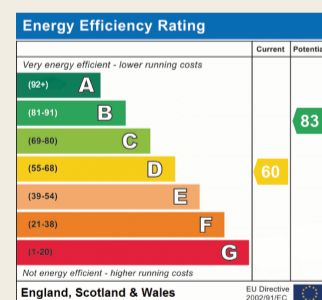
### **COUNCIL TAX**

Band C.

### **SUPPLIERS INFORMATION**

Mains drainage, water, electricity and gas connected. Telephone connected. For broadband and mobile phone

speeds and coverage, please refer to the website below:  
<https://checker.ofcom.gov.uk/>



### **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.