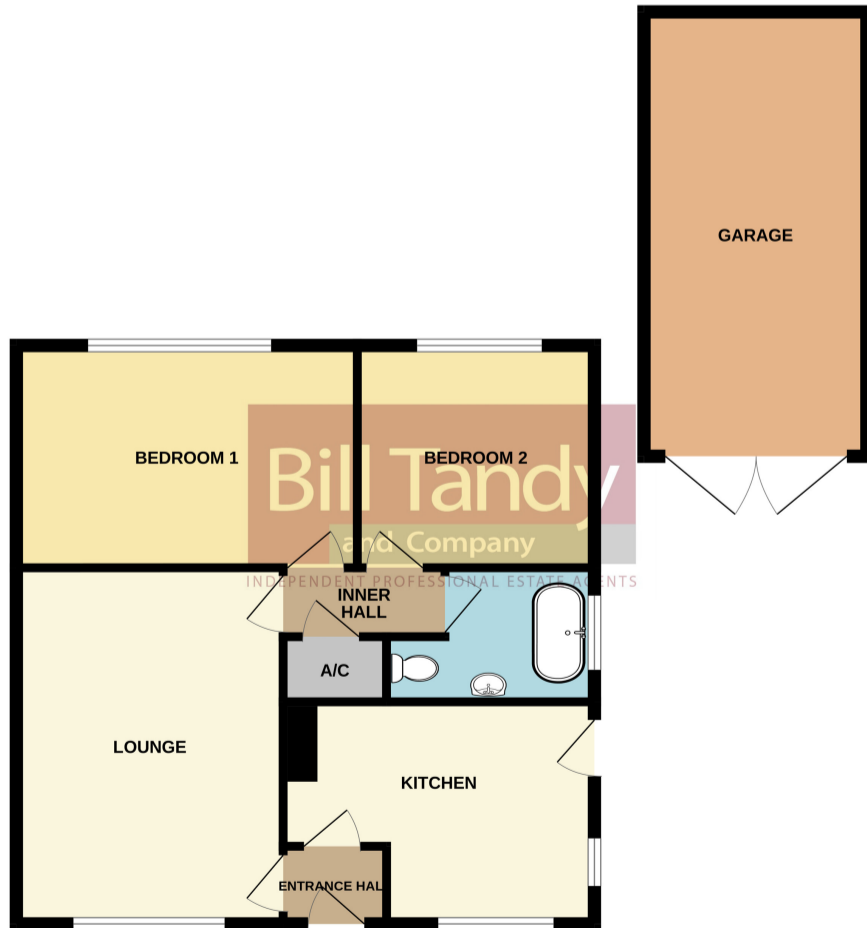




GROUND FLOOR



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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**4 Crane Drive, Burntwood,  
Staffordshire, WS7 4SW**

## £215,000 Freehold

Bill Tandy & Company, Burntwood, are delighted to be offering to the market this great opportunity to secure a spacious two bedroom semi detached bungalow with stunning views overlooking Chasetown. Having the benefit of NO ONWARD CHAIN and requiring fully updating this is not an opportunity to be missed. The property offers gas central heating and UPVC double glazing, in brief the accommodation comprises of fitted kitchen, living room, two double bedrooms and fitted bathroom, whilst outside there is plenty of off road parking and a detached single garage along side fore and rear gardens. an early viewing is considered essential to fully appreciate the accommodation on offer.



### ENTRANCE HALL

approached via an opaque UPVC double glazed composite front door and having ceiling light point, smoke alarm and doors to further accommodation.

### LOUNGE

4.80m x 3.60m (15' 9" x 11' 10") having focal point feature fireplace with wooden mantel and marble effect hearth and inset housing a real flame gas fire, ceiling light point, coved ceiling, UPVC double glazed window to front and radiator. Door from the lounge opens to an inner hall.

### KITCHEN

4.2m (maximum) x 3m (13' 9"(maximum) x 9' 10") having pre-formed work surfaces with wood effect base storage cupboards beneath, breakfast bar, matching wall mounted storage cupboards, tiled splashbacks, space and plumbing for dishwasher and under-counter washing machine, free-standing gas cooker and free-standing fridge/freezer, tiled flooring, UPVC double glazed windows to front and side, UPVC opaque double glazed door to side, radiator, ceiling strip light and cupboard housing the boiler.



### INNER HALL

having ceiling light point, smoke detector, airing cupboard and loft access hatch.

### BEDROOM ONE

4.60m x 3.00m (15' 1" x 9' 10") having two ceiling light points, radiator and UPVC double glazed window to rear.

### BEDROOM TWO

3.20m x 3.00m (10' 6" x 9' 10") having ceiling light point, radiator and UPVC double glazed window to rear.

### BATHROOM

having tile effect flooring, suite comprising panelled bath with electric shower over and full height tiled splashback, pedestal wash hand basin and W.C., half height tiling, radiator, ceiling light point and an opaque double glazed UPVC window to side.



### OUTSIDE

To the front of the property is a sloping driveway approach with wrought iron gates leading to a further covered driveway giving access to the garage, and there is an attractive tiered foregarden with shrubs and bedding plants at different levels. To the rear is a large hardstanding space ideal for storage of a caravan and a lawned garden with plant borders with various mature shrubs and bushes.

### DETACHED GARAGE

6.00m x 3.00m (19' 8" x 9' 10") of concrete slab construction and approached via a wooden entrance door.

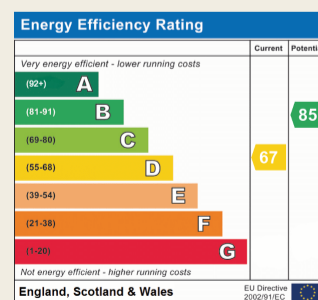
### COUNCIL TAX

Band C.



### FURTHER INFORMATION/SUPPLIERS

Mains drainage- Severn Trent. Electricity and Gas supplier - OVO Energy. T.V and Broadband – Unknown. For broadband and mobile phone speeds and coverage, please refer to the website below:  
<https://checker.ofcom.org.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](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.