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29 Ogley Crescent, Brownhills, West Midlands, WS8 6AS

Bill Tandy
and Company

INDEPENDENT PROFESSIONAL ESTATE AGENTS

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£215,000

Bill Tandy and Company, Burntwood, are delighted to be offering to the market this beautifully presented 3 bedroom semi detached family home. This property benefits from good local schools nearby and access to local amenities along with commanding a prominent position at the head of a residential cul-de-ac with a fabulous widening plot and off road parking. This property has been well cared for and updated by its current owners offering a fantastic opportunity to young families, first time buyers and investors with the added bonus of having one of the biggest gardens on the street. In brief the property comprises of Hallway entrance, lounge, Kitchen/Diner, Modern Family Bathroom, double bedrooms and a further single bedroom. An early viewing of this property is considered essential to fully appreciate the accommodation on offer.



ENTRANCE HALL

Accessed via UPVC front entrance door, having wood effect flooring, ceiling light point, radiator, stairs to 1st floor and wooden internal door to..

LOUNGE

13' 8" x 13' 8" (4.17m x 4.17m) Maximum into bay window, having wood effect flooring, UPVC double glazed bay window to front, ceiling light point, radiator and arched walkthrough to..

KITCHEN/DINER

10' 3" x 16' 11" (3.12m x 5.16m) Wood effect flooring continues from the lounge and has preformed worksurfaces with inset sink and drainer with mixer tap, mounted upon matching wall and base cupboard units, allowing space and plumbing for washing machine and tumble dryer along with integrated oven, gas hob & overhead extractor, and all benefitting from a tiled checkerboard style splashback. Also having access to pantry cupboard, 2x ceiling light points, radiator, UPVC double doors to garden, UPVC double glazed window to rear and another UPVC opaque double glazed door leading to side access,

LANDING

Having Opaque UPVC double glazed window to side, ceiling light point, access to loft via hatch and doors to further accommodation.



BEDROOM 1

9' 10" x 11' 6" (3.00m x 3.51 m) comprising of 2 ceiling light points, radiator, UPVC double glazed window to front.

BEDROOM 2

9' 10" x 10' 3" (3.00m x 3.12m) comprising of 2 ceiling light points, radiator, UPVC double glazed window to rear.

BEDROOM 3

7' 5" x 6' 9" (2.26m x 2.06m) comprising of 1 ceiling light point radiator & UPVC double glazed window to front.

MODERN RE-FITTED BATHROOM

6' 8" x 5' 2" (2.03m x 1.57m) having stylish aqua panelling to the walls, white suit comprising of built in W/C & wash hand basin with storage, along with bath with mains fed overhead gravity shower, extractor fan, stainless steel heated towel rail, ceiling light point and opaque UPVC double glazed window to rear.



OUTSIDE

The property is approached by a crazy paved drive suitable for 2 cars off the road leading to the front entrance door, with a path leading round to the side access into the garden.

To the rear the property has a large paved patio area before a very good size garden mainly laid to lawn, but with various areas designated to raised bed planters, composting and a greenhouse growing. To the rear the boundary is fenced with hedge boundaries to either side.

AGENTS NOTES

COUNCIL TAX A

Mains drainage - SOUTH STAFFORDSHIRE WATER

Electric and Gas supplier - BOOST

Broadband - BT

For broadband and mobile phone speeds and coverage, please refer to the website below:

<https://checker.ofcom.org.uk/>



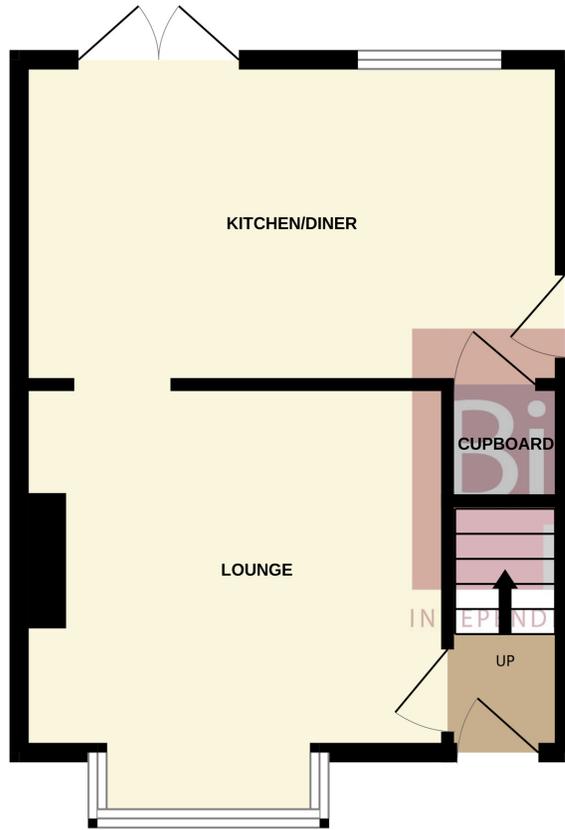
VIEWING

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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burntwood@billtandy.co.uk
Tel: 01543 670 055

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