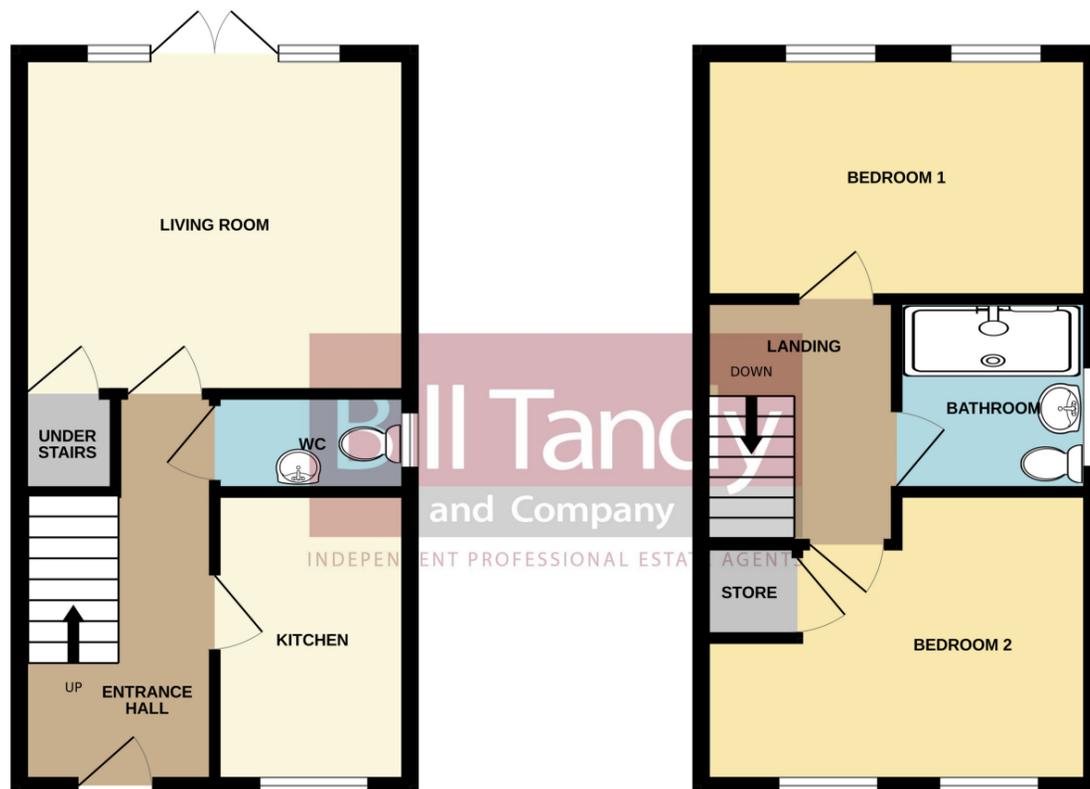


# DRAFT

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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90 Willett Avenue, Burntwood,  
Staffordshire, WS7 3FJ

## £95,000 Leasehold Shared Ownership

Bill Tandy & Company, Burntwood, are delighted to be offering to the market this delightful two double bedroom end terraced property, sold with the added benefit of no onward chain! Tucked up in the corner of Willett Avenue this secluded property would make a perfect starter home or investment opportunity as it has been very well cared for by its previous owner. Having allocated parking at the end of the rear garden and with a cute pebble dashed frontage set behind decorative iron railings the property itself comprises in brief of; entrance hall, fitted kitchen, living room, guests W.C., two double bedrooms and re-fitted shower room. An early viewing is considered essential to fully appreciate the accommodation on offer.



### CURRENTLY 50% SHARED OWNERSHIP - 100% AVAILABLE

#### ENTRANCE HALL

approached via a UPVC opaque double glazed front door and having radiator, ceiling light point, smoke detector and doors lead off to further accommodation.

#### GUESTS CLOAKROOM

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

#### LIVING ROOM

4.00m x 3.40m (13' 1" x 11' 2") having two ceiling light points, two radiators, under stairs storage cupboard, modern wall mounted electric fire with fittings for wall mounted T.V. above and wooden framed double glaze double French doors open out to the garden patio with wooden framed double glazed side panels to each side.

#### KITCHEN

3.00m x 2.00m (9' 10" x 6' 7") having wood effect flooring, recessed downlights, UPVC double glazed window to front, radiator, pre-formed work surface with wood effect base units, matching wall mounted units, tiled splashbacks, space and plumbing for washing machine and free-standing fridge/freezer, integrated stainless steel sink and drainer, gas hob with overhead extractor and integrated oven beneath and combination boiler.

#### FIRST FLOOR LANDING

having ceiling light point, smoke detector, loft access hatch



and doors to further accommodation.

#### BEDROOM ONE

4.00m x 2.50m (13' 1" x 8' 2") having ceiling light point, radiator and two UPVC double glazed windows to rear.

#### BEDROOM TWO

4.00m max x 3.00m max (1.30m min) (13' 1" max x 9' 10" max 4'3" min) having ceiling light point, radiator, two UPVC double glazed windows to front and over stairs cupboard.

#### BATHROOM

having marble tile effect flooring, ceiling light point, extractor fan, heated towel rail, UPVC opaque double glazed window to side, wall mounted illuminated mirror, wall tiling, double walk-in shower with mains fed shower fitment with rainfall effect, aqua panelling and glazed splash screen, low level W.C. and wash hand basin with storage beneath.



#### OUTSIDE

The property is set back behind decorative iron gates with paved path leading to the front door and there is a gravelled front garden. To the rear is an enclosed garden being mainly laid to lawn with paved patio area, gravelled border, fenced perimeters and gate out to the parking area.

#### PARKING

The allocated parking space is to the rear of the garden and there is also visitor parking available.

#### COUNCIL TAX

Band B.

#### FURTHER INFORMATION

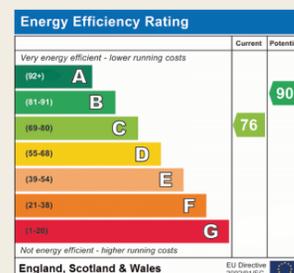
Mains drainage, water, electricity and gas connected. Telephone connected. For broadband and mobile phone speeds and coverage, please refer to the website below: <https://checker.ofcom.org.uk/>



#### LEASE INFORMATION

Rent charges £423.14  
Service charges £ 11.97  
Building Insurance £9.68  
Management fee £4.82

Lease term remaining. 79 years



#### TENURE LEASEHOLD



#### 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.