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billtandy & co.

Wentley Ridge

BEAKY

9 Eastcote Crescent, Burntwood, Staffordshire, WS7 4UB

Bill Tandy
and Company
INDEPENDENT PROFESSIONAL ESTATE AGENTS

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£185,000 NO CHAIN

Bill Tandy and Company, Burntwood, are pleased to present this beautifully appointed three bedroom spacious semi detached family home with the full benefit of UPVC double glazing and gas fired central heating and represents an ideal first time purchase, as well as being offered on the market with no onward chain therefore quick completion can be made available. The well planned accommodation briefly comprises welcoming entrance hall, guests cloakroom, sitting/dining room, lovely family lounge with UPVC double glazed conservatory leading off, modern kitchen, separate utility area, three good sized first floor bedrooms and modern shower room. There is a paved driveway providing ample parking, low maintenance foregarden, integral single garage and a delightful enclosed garden to the rear which overlooks playing fields with a southerly aspect. An early internal viewing comes strongly recommended.



ENTRANCE HALL

approached via a composite entrance door with obscure double glazed inserts and has ceiling light point, modern vertical radiator, wooden style flooring and panelled doors lead off to further accommodation.

GUESTS CLOAKROOM

having a modern white suite comprising dual flush close coupled W.C. and wall mounted vanity wash hand basin with mono tap, complementary part height ceramic wall tiling, ceiling light point and an obscure UPVC double glazed window to rear.

DINING/SITTING ROOM

15' 6" x 8' 2" (4.72m x 2.49m) having a UPVC double glazed bow window to front, wooden effect flooring, carpeted easy tread staircase ascends to the first floor, radiator and panelled doors lead off to kitchen and living room.

LIVING ROOM

15' 9" x 9' 5" (4.80m x 2.87m) having a set of aluminium double glazed sliding patio doors opening to the conservatory, focal point feature marble effect fireplace surround with matching insert and raised hearth housing a coal effect flame gas fire, ceiling light point, T.V. aerial socket and radiator.

CONSERVATORY

10' 4" x 8' 1" (3.15m x 2.46m) having a UPVC double glazed window overlooking the rear garden with display sill, sloping polycarbonate roof, wall light point and folding doors give access to the utility room.

KITCHEN

15' 8" x 6' 3" (4.78m x 1.91m) having a range of matching modern white fronted wall and base level storage cupboards incorporating deep pan drawers, complementary roll top work surfaces, inset acrylic sink and drainer with chrome style mono tap, complementary wall tiling, space for free-standing cooker, fitted stainless



steel extractor hood, space for fridge and freezer, plumbing for dishwasher, wall mounted Worcester Bosch combination central heating boiler, ceiling light point, laminate flooring, panelled door opens to a useful built-in under stairs pantry storage cupboard, there is a UPVC double glazed window to side, part double glazed UPVC panelled door with matching side window opens to the utility area.

UTILITY AREA

8' 1" x 7' 1" (2.46m x 2.16m) having a fitted roll top work surface, base level storage cupboards, plumbing for washing machine, space for tumble dryer, UPVC double glazed windows overlook the side and rear garden and a part double glazed UPVC panelled door, sloping polycarbonate roof, wall light point, tiled flooring and folding doors open to the conservatory.

FIRST FLOOR LANDING

having UPVC double glazed window to side, ceiling light point, loft access hatch and panelled doors lead off to further accommodation.

BEDROOM ONE

15' 9" x 9' 9" (4.80m x 2.97m) having UPVC double glazed window overlooking the rear garden with playing



fields beyond, wooden effect flooring, radiator and ceiling light point.

BEDROOM TWO

11' 0" x 9' 9" (3.35m x 2.97m) having UPVC double glazed window to front, radiator and ceiling light point.

BEDROOM THREE

12' 3" x 6' 6" (3.73m x 1.98m) having UPVC double glazed window overlooking the rear garden with playing fields beyond, radiator and ceiling light point.

SHOWER ROOM

7' 0" x 6' 5" (2.13m x 1.96m) having a modern white suite with chrome style fittings comprising dual flush close coupled W.C., vanity wash hand basin and walk-in shower cubicle with fitted shower splash screen and wall mounted shower unit, complementary ceramic wall tiling, wall mounted chrome heated towel rail, useful built-in linen storage cupboard, ceiling light point and an obscure UPVC double glazed window to front.

OUTSIDE

The property sits back from the pavement and is approached via a paved driveway providing ample parking. A paved pathway extends up to the main



entrance door, there is a low maintenance astro turf foregarden with herbaceous flower and shrub display bed, wall mounted courtesy lights to the property and a shared access passageway gives access to the rear garden. Set to the rear being a feature of this property is the lovely fence and hedge enclosed garden with southerly aspect with views overlooking playing fields and having a vast raised wooden decked seating area with balustrades and steps leading down to a lawned garden beyond with herbaceous flower and shrub display borders and a useful timber garden storage shed.

GARAGE

(not measured) approached via an up and over entrance door and having light and power points.

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.

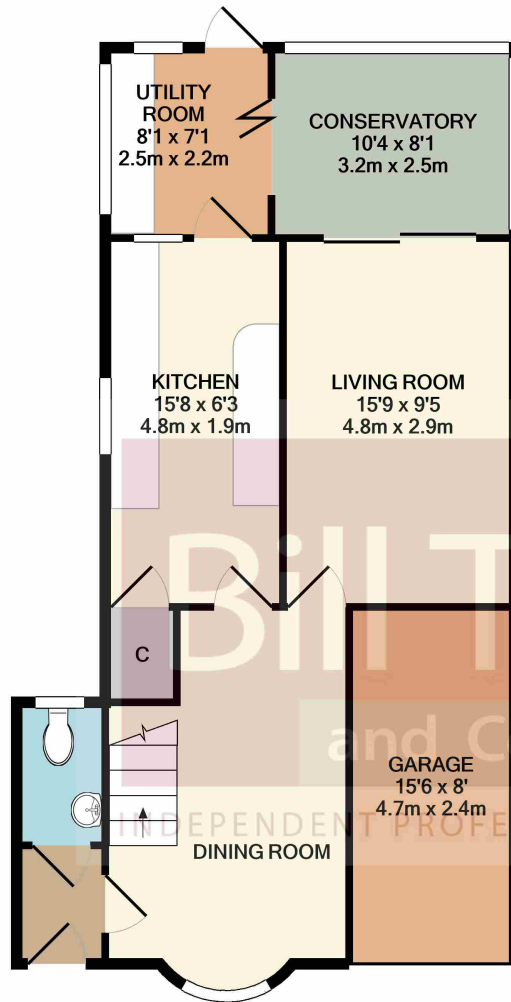
VIEWING

By arrangement with the Selling Agents, Bill Tandy and Company, 16 Cannock Road, Burntwood, Staffordshire,

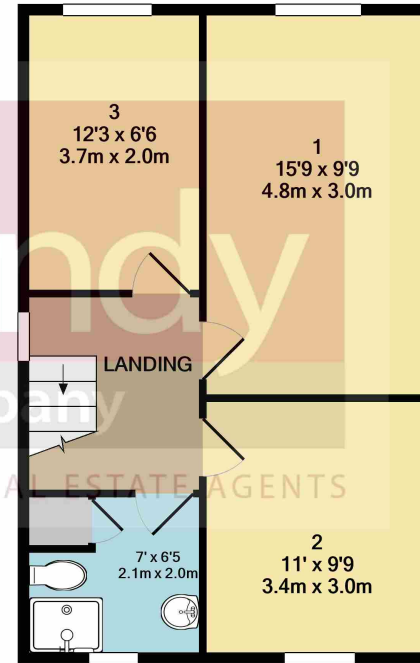


WS7 0BJ on 01543 670 055 or burntwood@billtandy.co.uk

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.



GROUND FLOOR
APPROX. FLOOR
AREA 729 SQ.FT.
(67.8 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 483 SQ.FT.
(44.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 1212 SQ.FT. (112.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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