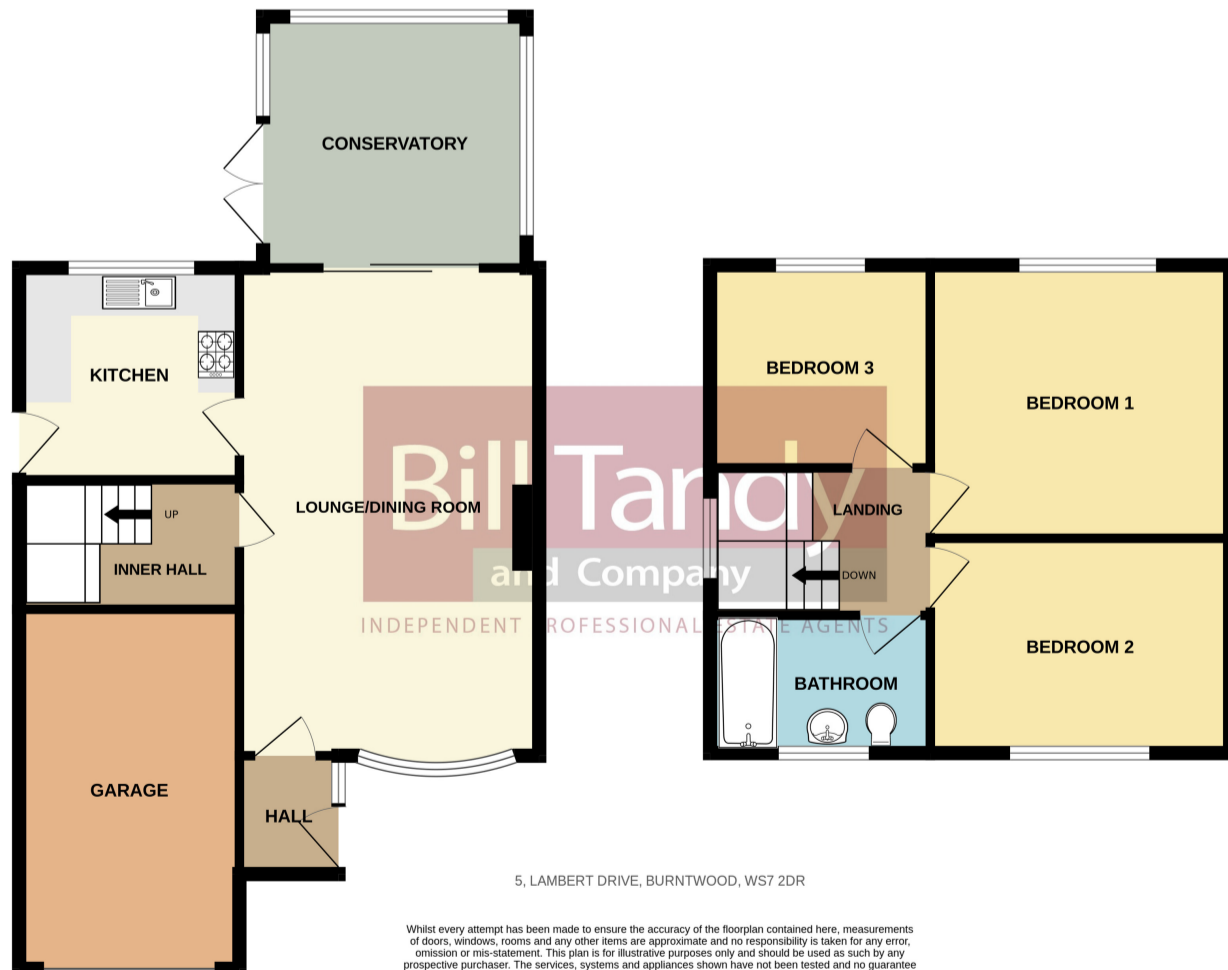




GROUND FLOOR

1ST FLOOR



5, LAMBERT DRIVE, BURNWOOD, WS7 2DR

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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**5 Lambert Drive, Burntwood,
Staffordshire, WS7 2DR**

£240,000 Freehold OFFERS OVER - NO CHAIN

Bill Tandy & company are pleased to offer for sale this well appointed three bedroom semi-detached family home located on a popular cul-de-sac position. The property which is offered with vacant possession comprises accommodation comprises; entrance hallway leading through to the spacious lounge diner which in turn leads to both the kitchen and upvc double glazed conservatory to the rear. Inner hall area with stairs rising to the first floor landing area which serves three good sized bedrooms and family bathroom. The property sits well back from the roadside behind a paved driveway providing plentiful off road parking and access to the single garage, whilst to the rear is a delightful garden with aspect over local park. All of which makes for an early internal viewing to fully appreciate this delightful family home with the benefit of no upward chain.



ENTRANCE HALL

approached via a upvc entrance door with obscure glazed leaded inserts flanked by matching side screen, inner door opens to:

LOUNGE/DINING ROOM

3.37m x 5.94m (11' 1" x 19' 6") with upvc double glazed window to the front aspect, focal point fireplace with timber mantelpiece and tiled inset and raised hearth with gas supply for optional gas fire, two radiators, coving to ceiling, two ceiling light points, door to inner hall and kitchen and double glazed sliding patio doors to;

CONSERVATORY

2.70m x 2.76m (8' 10" x 9' 1") being of upvc double glazed construction with sloping roof, tiled flooring, side double opening French doors leading out to the rear garden.

KITCHEN

2.38m x 2.31m (7' 10" x 7' 7") fitted with a range of matching light oak styled fronted wall and base units incorporating corner display shelving, complementary roll top work surfaces, part ceramic wall tiling, inset acrylic sink and drainer, space and provision for cooker, dishwasher or fridge freezer, tiled flooring, double glazed door to side aspect and upvc double glazed window to the rear aspect.

INNER HALL

with stair case returning to the first floor accommodation with turned balustrade hand rail, useful recess area with plumbing for washing machine and tumble dryer.

FIRST FLOOR LANDING

with loft access hatch leading to part boarded loft space, upvc double glazed window to side aspect, turned balustrade handrail and doors lead off to ;



BEDROOM 1

3.34m x 3.26m (10' 11" x 10' 8") with upvc double glazed window to rear aspect, fitted triple wardrobes along one wall with sliding doors and additional radiator.

BEDROOM 2

3.32m x 2.45m (10' 11" x 8' 0") with upvc double glazed window to front aspect and additional radiator.

BEDROOM 3

2.42m x 2.37m (7' 11" x 7' 9") with upvc double glazed window to rear aspect and additional radiator.

BATHROOM

2.39m x 1.62m (7' 10" x 5' 4") fitted with a modern white suite with chrome style fittings comprising a panelled bath with fitted shower over, pedestal wash hand basin, low level w.c., complementary part ceramic wall tiling, obscured upvc double glazed window to the front aspect and radiator.



OUTSIDE

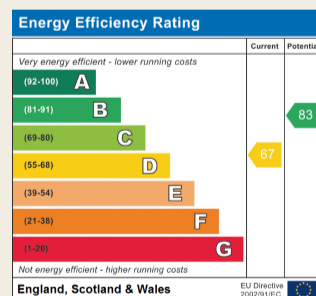
The property sits behind a paved driveway providing ample off road parking with a low maintenance gravelled shaped fore garden and raised herbaceous borders to one side. Side entrance gate and passageway gives access through to the rear garden.

To the rear is a enclosed garden with onward views over local park, paved patio area with wooden balustrade and gateway with steps down to lawned area with various herbaceous borders, cold water garden tap, located along the side passageway a useful external store cupboard with latch door.

GARAGE

2.6m x 4.75m (8' 6" x 15' 7") with up and over entrance door, light & power points, central heating boiler.

COUNCIL TAX BAND B



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.