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1a Water Street, Burntwood, Staffordshire, WS7 1AW

Bill Tandy
and Company

INDEPENDENT PROFESSIONAL ESTATE AGENTS

**1a Water Street, Burntwood,
Staffordshire, WS7 1AW**

£250,000 OIRO

Bill Tandy and Company are delighted to be offering to the market this fabulous opportunity to secure a traditional three bedroom semi detached family home in need of full modernisation, with the added benefit of No Onward Chain. Occupying a large plot having good sized frontage and huge rear garden, the property offers a host of potential opportunities including extension options subject to planning permission. Situated on Water Street the property is perfectly positioned to take full advantage of the excellent local amenities at nearby Sankeys Corner having an abundance of shops, cafes and lifestyle shopping available, excellent transport links and easy access to the highly regarded local schools and public transport. Requiring modernisation, the property in brief comprises reception hall, lounge, dining room, kitchen, three good sized first floor bedrooms and a family bathroom. There is a detached single garage to the side, parking for two vehicles and front and very large rear garden. Early viewing is considered essential to fully appreciate the potential on offer.



RECEPTION HALL

approached via an opaque UPVC double glazed front entrance door with opaque UPVC double glazed side panels to either side and having ceiling light point, radiator, stairs to first floor with recess storage beneath and doors to further accommodation.

LOUNGE

3.80m max into bay x 3.40m (12' 6" max into bay x 11' 2") having feature UPVC double glazed walk-in bay window to front, ceiling light point, radiator and chimney breast with inset gas fire.

DINING ROOM

3.50m x 3.30m (11' 6" x 10' 10") having ceiling light point, radiator, chimney breast with inset gas fire, UPVC double glazed door to rear with UPVC double glazed windows to either side.

KITCHEN

2.40m x 1.80m (7' 10" x 5' 11") having traditional base and wall mounted cupboards, complementary roll top work surface with inset sink and drainer, free-standing electric oven with extractor above, space and plumbing for washing machine, UPVC double glazed window to rear and UPVC opaque double glazed window to side, ceiling light point and a useful under stairs recessed area being shelved for storage and having an opaque glazed wooden framed window to side.

FIRST FLOOR LANDING

having ceiling light point, UPVC double glazed window to side and doors to further accommodation.

BEDROOM ONE

4.00m max into walk-in bay x 3.30m (13' 1" max into walk-in bay x 10' 10") having feature UPVC double glazed walk-in bay window to front, ceiling light point and radiator.



BEDROOM TWO

3.50m x 3.30m (11' 6" x 10' 10") having UPVC double glazed window to rear, ceiling light point and radiator.

BEDROOM THREE

2.00m x 1.80m (6' 7" x 5' 11") having UPVC double glazed window to front, ceiling light point and radiator.

FAMILY BATHROOM

2.40m x 1.70m (7' 10" x 5' 7") having tiling to walls, white suite comprising pedestal wash hand basin, low level W.C. and bath with mains plumbed shower unit over, storage cupboard housing the combination boiler and loft access hatch to insulated loft.

OUTSIDE

The property is set well back from the road behind a lawned foregarden with mature bedding plant border, driveway suitable for two cars leading to the garage and front door and a side access leads to the rear garden. To the rear of the property the rear garden is mainly laid to lawn, partially fence enclosed and having a concrete path down the middle of the lawned area.



DETACHED SINGLE GARAGE

(not measured) being of pre-fabricated concrete block construction and having manual up and over entrance door and wooden courtesy door to side.

COUNCIL TAX

Band B.

FURTHER INFORMATION/SUPPLIES

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/>



ANTI-MONEY LAUNDERING AND ID CHECKS

Once an offer is accepted on a property marketed by Bill Tandy and Company Estate Agents we are required to complete ID verification checks on all buyers, and to apply ongoing monitoring until the transaction ends. Whilst this is the responsibility of Bill Tandy and Company we may use the services of Guild 365 or another third party AML compliance provider. This is not a credit check and therefore will have no effect on your credit history. You agree for us to complete these checks. The cost of these checks is £30.00 including VAT per buyer. This is paid in advance when an offer is agreed and Once an offer is accepted on a property marketed by Bill Tandy and Company Estate prior to a sales memorandum being issued. This charge is non-refundable.

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.

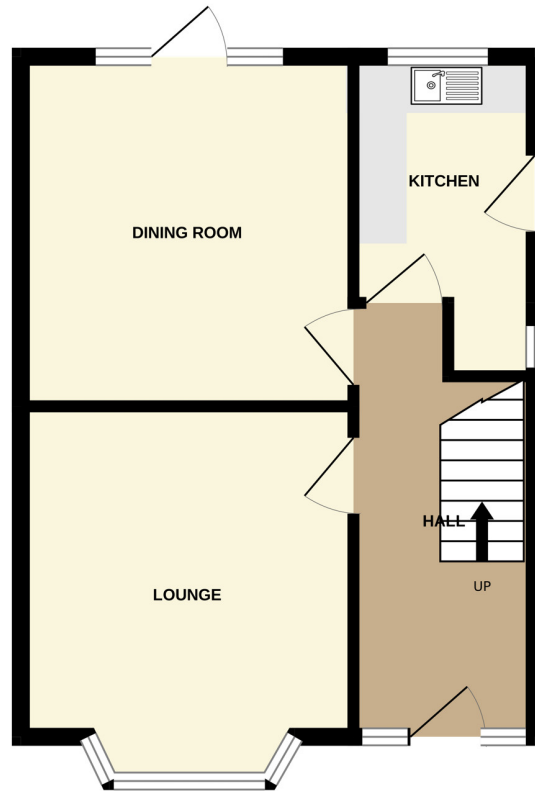


VIEWING

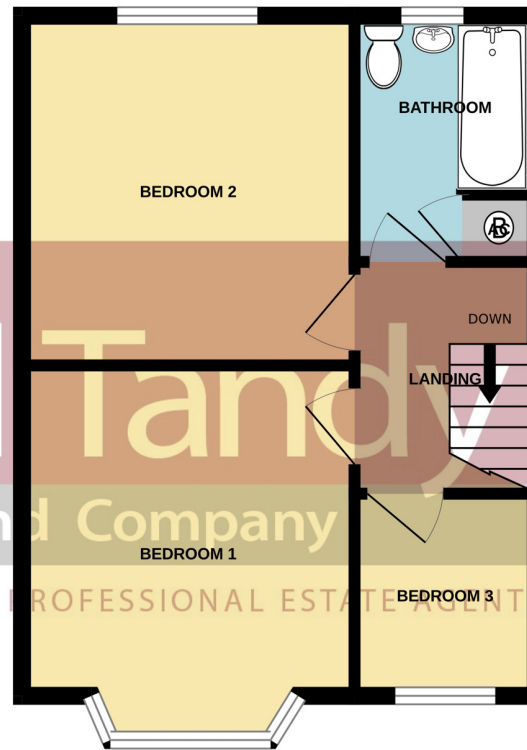
By arrangement with the Selling Agents, Bill Tandy and Company, 16 Cannock Road, Burntwood, Staffordshire, WS7 0BJ on 01543 670 055 or burntwood@billtandy.co.uk

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.

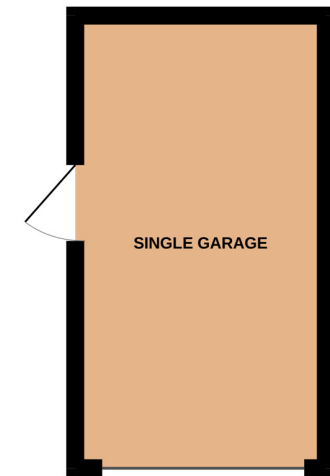
GROUND FLOOR



1ST FLOOR



SINGLE GARAGE



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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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