



1 Gullick Way, Burntwood, Staffordshire, WS7 1FH

Bill Tandy
and Company
INDEPENDENT PROFESSIONAL ESTATE AGENTS

**1 Gullick Way, Burntwood,
Staffordshire, WS7 1FH**

£285,000 285,000

Modern detached home that is situated in this ever popular location and offered for sale with no onward chain. The property has been enhanced with the addition of a second garage and conservatory, this complimenting the original house. Internally the property requires decorative attention but allows any buyer the opportunity to create a home to personal tastes. Accommodation includes reception hall, kitchen, lounge/diner and conservatory. To the first floor there are three bedrooms (master with en-suite shower room) and the main bathroom. Externally there is off road parking and both integral and attached garages, to the rear an enclosed garden.



RECEPTION HALL

With central heating radiator.

KITCHEN

10' 6" x 7' 0" (3.20m x 2.13m) With units at eye and base level providing work surface, storage and appliance space. One and a quarter bowl sink unit with mixer tap over, four ring hob, electric oven, plumbing for washing machine. Central heating radiator, double glazed window to the front elevation.



LOUNGE/DINER

18' 4" x 13' 9" (5.59m x 4.19m) With double glazed window to the rear elevation, stairs rising to the first floor, small undertsairs storage cupboard, central heating radiator, central fireplace, sliding double glazed doors opening to the conservatory.

CONSERVATORY

15' 0" x 7' 3" (4.57m x 2.21m) With double glazed doors opening to the rear garden. Central heating radiator. Tiled floor.

LANDING

With opaque double glazed window to the side elevation. Access to the roof space.

MASTER BEDROOM

11' 11" x 11' 2" (3.63m x 3.40m) With double glazed window to the front elevation, central heating radiator, in built wardrobes. En-suite shower room leading off.

EN-SUITE SHOWER ROOM

Comprising a suite in white of wash hand basin and W.C. Walk in cubicle housing the mains fed shower. Opaque double glazed window to the front elevation, central heating radiator, replacement flooring.

BEDROOM TWO

10' 3" x 9' 2" (3.12m x 2.79m) With double glazed window to the rear elevation, central heating radiator, in built wardrobes.

BEDROOM THREE

8' 10" x 7' 1" (2.69m x 2.16m) With double glazed window to the rear elevation. Central heating radiator.

BATHROOM

Comprising a suite in white of panelled bath, wash hand basin and W.C. Opaque double glazed window to the side elevation, central heating radiator, replacement flooring.

OUTSIDE

The property is set back from the road behind a block paved driveway which provides access to both the integral and attached garage. To the rear an enclosed garden with an area of lawn. Two storage sheds.

INTEGRAL GARAGE

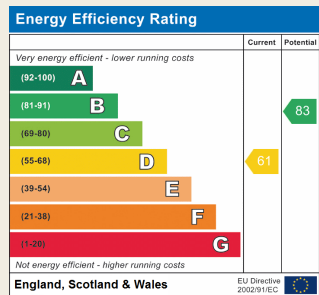
16' 0" x 7' 7" (4.88m x 2.31m) With up and over door and service door to the property.



ATTACHED GARAGE

15' 7" x 11' 6" (4.75m x 3.51m) With up and over door, service door and double glazed window.

COUNCIL TAX BAND D Lichfield District Council



TENURE

We are advised by the vendor that the property is freehold. This information should be verified by your solicitor should you agree to purchase the property.



VIEWING

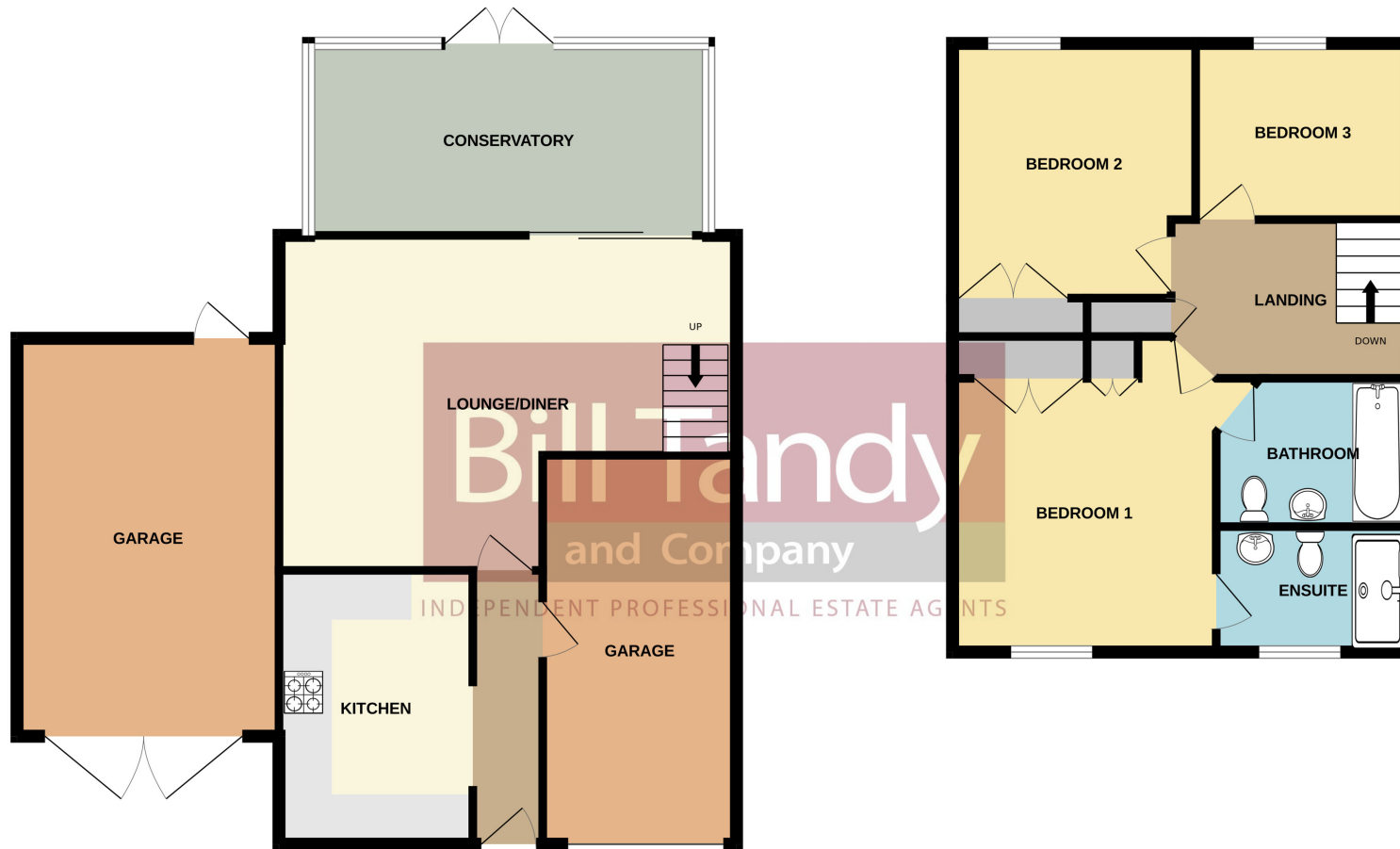
By arrangement with the Selling Agents, Bill Tandy and Company, 16 Cannock Road, Burntwood, Staffordshire, WS7 0BJ on 01543 670 055 or burntwood@billtandy.co.uk

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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