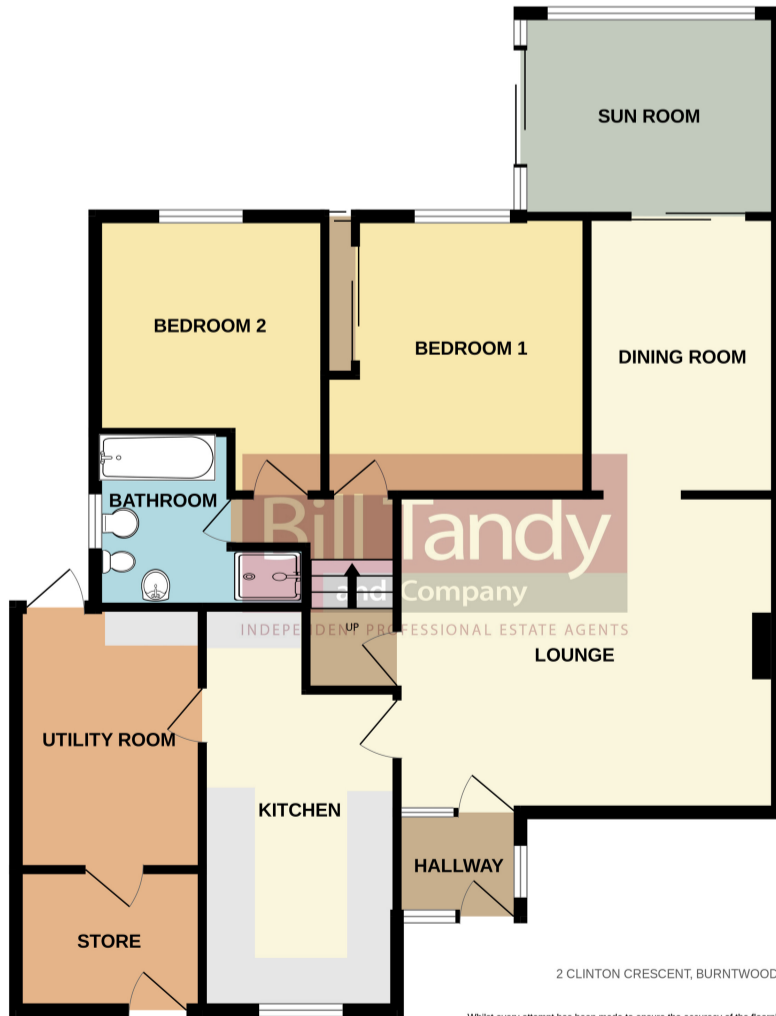




GROUND FLOOR



2 CLINTON CRESCENT, BURNTWOOD WS7 2EA

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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## 2 Clinton Crescent, Burntwood, Staffordshire, WS7 2EA

### £295,000 Freehold

Bill Tandy and Company are delighted to offer for sale this superbly presented and modern link detached bungalow located on the sought after small cul de sac of Clinton Crescent. The property, which is located off Morley Road, enjoys a range of facilities and amenities within walking distance and there is a nearby bus route. This link detached bungalow needs to be viewed to be fully appreciated and has a gated approach into a generous sized front garden and driveway for several vehicles, entrance hall, lounge with feature fireplace, modern fitted kitchen, utility room, dining room with access to the lean-to sun room, two bedrooms and feature bathroom. There is a superb well cared for garden to the rear and the property is offered with the benefit of no upward chain.



#### ENTRANCE HALL

approached via a composite front entrance door with window alongside and having an internal door opening to:

#### LOUNGE

5.25m x 3.81m (17' 3" x 12' 6") the feature and focal point of the lounge is its superbly updated fireplace with a marble style hearth, inset, surround and mantel above with downlighting, double glazed window to front, radiator and steps lead to:

#### DINING ROOM

3.22m x 2.42m (10' 7" x 7' 11") having radiator and sliding doors which open to:

#### LEAN-TO SUN ROOM

2.94m x 2.37m (9' 8" x 7' 9") set to the rear of the property is this useful sun room having a range of glazed units giving views of the garden and sliding door to side.

#### UPDATED KITCHEN

4.46m max x 2.24m (14' 8" max x 7' 4") having double glazed window to front, range of white units comprising base cupboards and drawers with round edge work tops above, tiled surround, wall mounted cupboards with under-cupboard lighting, inset stainless steel one and a half bowl sink unit, spaces ideal for cooker and fridge/freezer, arched recess providing further preparation work surface with concealed spaces ;below for additional white goods if required, radiator and door to:

#### UTILITY ROOM

2.68m x 2.21m (8' 10" x 7' 3") having double glazed door to rear garden with inset blind, round edge work top with inset sink and tiled splashback surround with base storage cupboards below and further door opens to the store formed from part of the original garage.



#### INNER HALL

approached via a door from the lounge and having three steps leading to the bedroom accommodation and bathroom.

#### BEDROOM ONE

3.44m x 3.35m (11' 3" x 11' 0") having double glazed window to rear, radiator and fitted wardrobes with partly mirrored sliding doors.

#### BEDROOM TWO

3.43m max x 2.69m (11' 3" max x 8' 10") having double glazed window to rear, radiator and a range of fitted bedroom furniture comprising wardrobes and over bed storage cupboards.

#### BATHROOM

2.62m x 1.67m (8' 7" x 5' 6") this tastefully improved bathroom has double glazed window to side, chrome heated towel rail, modern white suite comprising vanity unit with inset wash hand basin and tiled surround, bidet, low flush W.C., bath with shower head attachment and shower enclosure with shower appliance over and aqua boarding surround.



#### OUTSIDE

The property is superbly located in the desirable cul de sac of Clinton Crescent with a gated access to the block paved driveway to the front providing parking for numerous vehicles. There is a pedestrian gate, low maintenance gravelled area and brick wall pillars with wrought-iron railings provide the front boundary. One of the distinct features of the property is its superb rear garden having a paved patio area ideal for entertaining, circular shaped lawn with gravelled edging, waterfall feature and hardstanding spaces ideal for sheds surrounded by a hedged and fenced boundary.

#### STORE

2.39m x 1.87m (7' 10" x 6' 2") formed from part of the original garage and having entrance door to front and internal door to utility room.

#### COUNCIL TAX

Band C.



#### FURTHER INFORMATION/SUPPLIERS

Mains drainage- South Staffs Water. Electric and Gas supplier - EON. T.V and Broadband – Sky. For broadband and mobile phone speeds and coverage, please refer to the website below: <https://checker.ofcom.org.uk/>

#### 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](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.

