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117 Highfields Road, Chasetown, Burntwood,
Staffordshire, WS7 4QS

Bill Tandy
and Company
INDEPENDENT PROFESSIONAL ESTATE AGENTS

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£400,000

Bill Tandy and Company, Burntwood, are pleased to present this spacious double fronted detached traditional bungalow which occupies a generous overall plot within a popular residential setting offering the full benefit of both UPVC double glazing and gas fired central heating. Set behind a generous driveway frontage which provides ample parking for numerous vehicles the bungalow also boasts a 32'2" x 8'8" tandem length garage and a generous enclosed garden is also situated to the rear. The spacious accommodation in brief comprises enclosed entrance porch, spacious through reception hallway, lounge with feature bay window, extended kitchen/dining room, utility, three good sized bedrooms and shower room. An early viewing is strongly recommended to fully appreciate this impressively sized bungalow which offers a great opportunity for a purchaser to create, with certain modernising touches, a fabulous home.



ENCLOSED ENTRANCE PORCH

approached via an obscure double glazed UPVC panelled entrance door with matching side screens and having ceiling light point, quarry tiled flooring and a traditional part obscure leaded glazed panelled door opens to:

SPACIOUS THROUGH HALLWAY

this centrally positioned through reception welcoming hall has a central ceiling light point, radiator and panelled doors lead off to further accommodation.

LOUNGE

14' 0" (excluding bay) x 11' 9" (4.27m excluding bay x 3.58m) having a feature walk-in UPVC double glazed bay window to front, coving, ceiling light point, two wall light points, a focal point wooden fireplace surround with raised insert housing an electric fire, radiator and T.V. aerial point.

THROUGH KITCHEN/DINING ROOM

11' 9" x 10' 9" (3.58m x 3.28m) (Dining Area) x 10' 4" x 9' 3" (3.15m x 2.82m) (Kitchen) the kitchen has a range of matching base level storage cupboards, complementary roll top work surfaces, part ceramic splashback wall tiling, inset sink and drainer with mono tap, space for free-standing cooker with fitted stainless steel extractor hood, plumbing for washing machine, space for larder style fridge/freezer, matching wall storage cupboards and breakfast bar, fluorescent ceiling strip light and dual aspect windows overlooking the rear garden, door to utility and an opening connects through to the Dining Area which has a fluorescent ceiling strip light, coving, radiator, two feature arched wall cornice displays and a useful built-in pantry storage cupboard with original tiled cold shelf.



UTILITY

8' 3" x 4' 6" (2.51m x 1.37m) having ceiling light point, space for appliances, radiator, part obscure double glazed UPVC panelled door alongside a matching window gives access to the rear garden and further door leads to the tandem garage.

BEDROOM ONE

11' 4" (excluding bay) x 11' 9" (3.45m excluding bay x 3.58m) having a UPVC double glazed walk-in bay window to front, ceiling light point and radiator.

BEDROOM TWO

10' 3" (excluding bay) x 10' 8" (3.12m excluding bay x 3.25m) having a walk-in UPVC double glazed bay window overlooking the rear garden, obscure UPVC double glazed window to side, ceiling light point and radiator.

BEDROOM THREE

11' 9" x 7' 9" (3.58m x 2.36m) having UPVC double glazed window to side, ceiling light point and radiator.



SHOWER ROOM

7' 5" x 6' 6" (2.26m x 1.98m) having a modern white suite with chrome style fittings comprising dual flush close coupled W.C., wash hand basin with mono tap with high gloss white fronted storage cabinet set below and corner shower cubicle with curved shower splash screen and door and wall mounted shower unit, complementary part height wall splashbacks, ceiling light point, radiator and an obscure UPVC double glazed window to rear.



OUTSIDE

The property sits well back from the footpath behind a deep sweeping tarmac driveway which provides ample parking for numerous vehicles with a centrally positioned gravelled garden area with herbaceous flower and shrub display bed. There is garden walling from the footpath, further walling to side and hedging to one boundary, wall mounted courtesy light to the main entrance door and a side entrance gate opens through to a passageway into the rear garden. Set to the rear is a generous fence enclosed garden which offers a good degree of privacy having a vast paved patio seating area, useful timber garden storage shed, mainly laid to lawn garden with established flower and shrub display borders and small trees.

TANDEM LENGTH GARAGE

32' 2" x 8' 8" (9.80m x 2.64m) approached via a vehicular up and over entrance door and having light and power points and a courtesy door to the utility.



TENURE

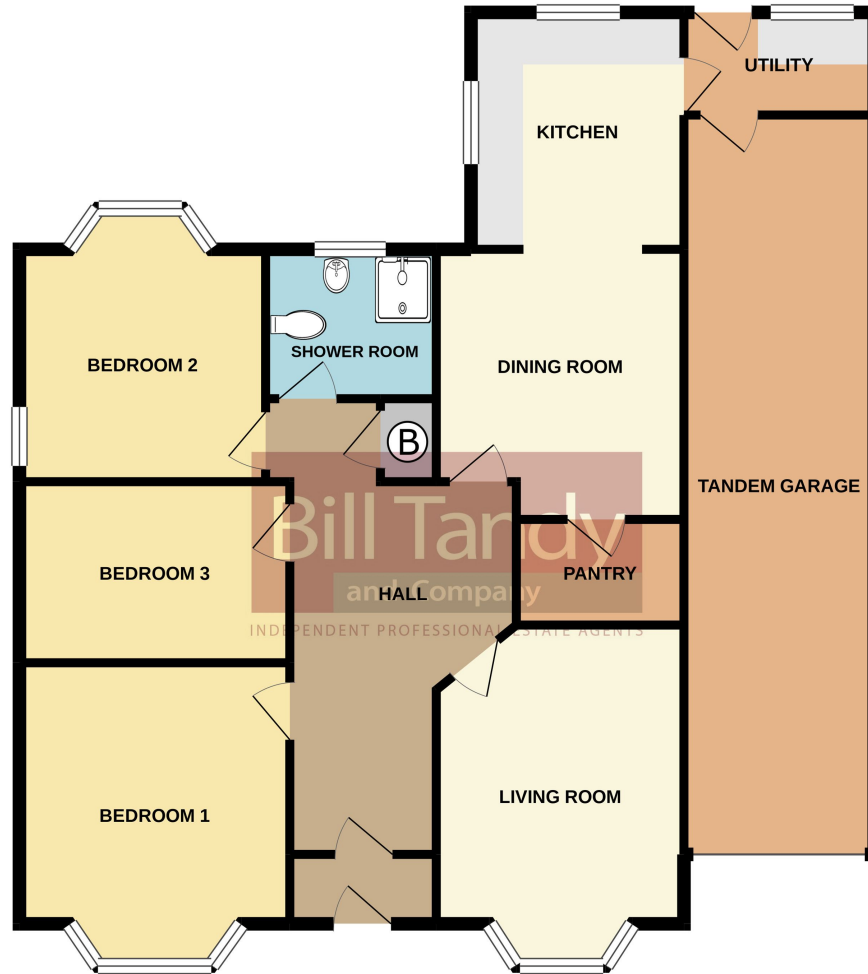
Our client advises us that the property is Freehold. Should you proceed with the purchase of the property these details must be verified by your solicitor.

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



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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