



DRAFT

6 New Road, Burntwood, WS7 0BT

Bill Tandy
and Company

INDEPENDENT PROFESSIONAL ESTATE AGENTS

6 New Road, Burntwood, WS7 0BT

£225,000

Offers in Region of

Sold with the benefit of no onward chain, Bill Tandy & Company are pleased to offer for sale this traditional three bedroom semi detached property which requires modernisation. The well proportioned property is set behind a block paved frontage which provides ample parking, and also has a long generously sized rear garden. The property benefits from UPVC double glazing and gas fired central heating and in brief the accommodation comprises an enclosed entrance porch leading to an entrance hall and in turn giving access to the lounge on the front and there is a breakfast kitchen to the rear, with ground floor bathroom and separate W.C. Furthermore, there is a rear lean-to conservatory, whilst on the first floor a landing leads to three good double bedrooms. An early internal viewing is strongly recommended to fully appreciate this property, which also provides extra potential.



ENCLOSED ENTRANCE PORCH

approached via a UPVC entrance door with obscure picture leaded glazed insert, UPVC double glazed windows to both sides and an entrance door with opaque glazing opening into:

ENTRANCE HALL

with staircase rising to first floor accommodation, radiator and door leading off through to:

LOUNGE

13' 4" x 13' 1" (4.06m x 3.99m) (excluding bay) with UPVC double glazed bay window to the front, wall mounted electric fire insert with tiled hearth, three wall light points, T.V. aerial socket, radiator, door giving access through to the kitchen and further door to useful built-in understairs storage cupboard.

KITCHEN

9' 8" x 9' 1" (2.95m x 2.77m) having a range of wall and base units incorporating roll top work surfaces, part ceramic wall tiling, inset stainless steel sink and drainer, space and provision for cooker, further space suitable for fridge/freezer, plumbing and recess for automatic washing machine, radiator, door giving access through to ground floor bathroom and a further door to a LOBBY which has central heating boiler, obscure UPVC double glazed window to side and door leading through to:

SEPARATE W.C.

having a low level W.C. and obscure UPVC double glazed window to side.



GROUND FLOOR BATHROOM

having a panelled bath with shower above, pedestal wash hand basin with tiled splashback and part ceramic wall tiling, radiator and obscure UPVC double glazed window to the rear.

CONSERVATORY

3.4m x 3m (11' 2" x 9' 10") having tile effect flooring and sloping polycarbonate roof and UPVC double glazed double doors opening onto the garden

FIRST FLOOR LANDING

having a loft access hatch, obscure UPVC double glazed window to the side and doors circulating off through to:

BEDROOM ONE

13' 8" x 10' 11" (4.17m x 3.33m) having UPVC double glazed window to the front, radiator and built-in wardrobes to both sides.



BEDROOM TWO

12' 1" x 8' 7" (3.68m x 2.62m) with UPVC double glazed window to rear and radiator.

BEDROOM THREE

9' x 7' 2" (2.74m x 2.18m) with UPVC double glazed window to the rear and radiator.

OUTSIDE

The property is set back from the footpath behind a block paved double width driveway frontage which provides ample parking for numerous vehicles. A side entrance gate and passageway gives access into the rear garden. Located to the rear of the property is a long established rear garden with fenced perimeters, patio area leading across to a mainly laid to lawn garden with various herbaceous flower and shrub display borders and beds. There are also two useful timber garden storage sheds.



COUNCIL TAX BAND

Band B

FURTHER INFORMATION

Mains drainage and water connected. Electricity and gas connected. Telephone and Broadband - TBC. 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.



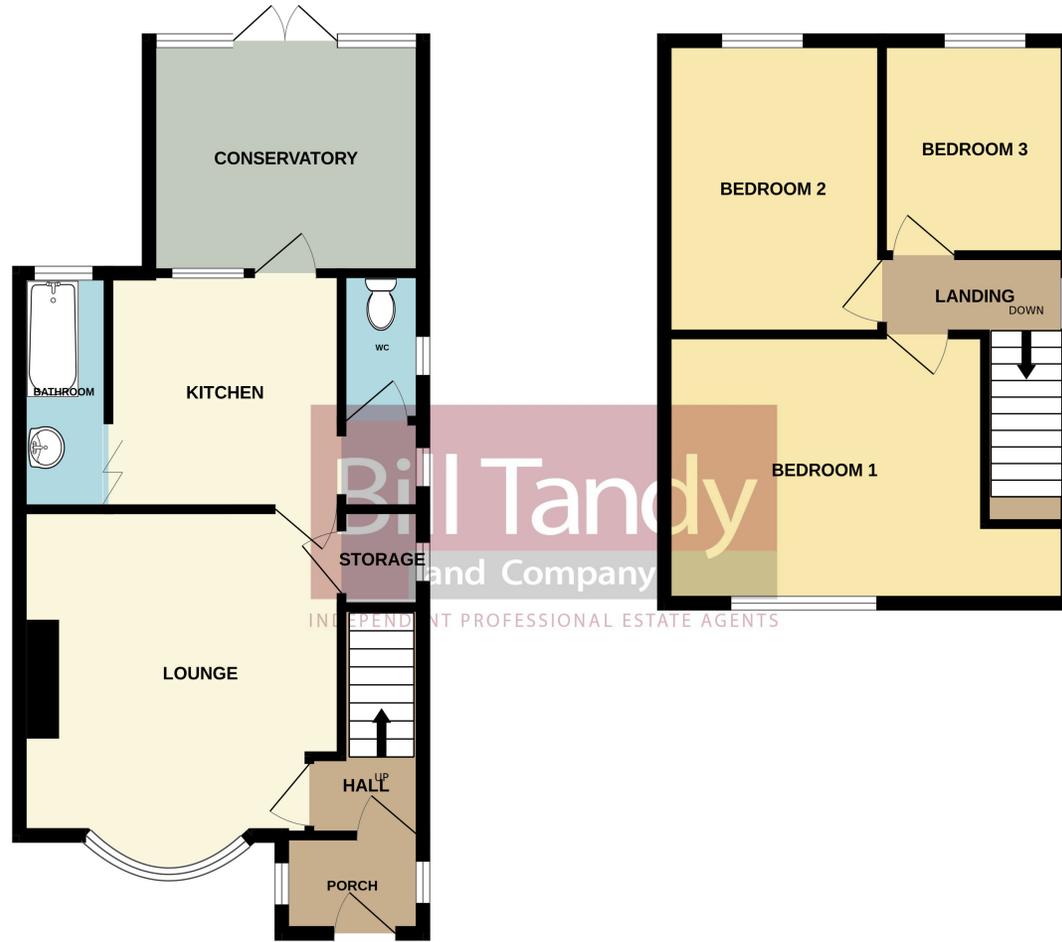
VIEWING

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

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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