



DRAFT

2 Bradwell Lane, Cannock Wood, Staffordshire, WS15
4RW



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£375,000

Bill Tandy and Company, Burntwood, are delighted to be offering to the market this fabulous opportunity to secure this four bedroom detached family home on a fabulous corner plot and offering a huge amount of further potential subject to planning permission. Being sold with the benefit of no upward chain and beautifully positioned on the corner of Sycamore Hill and Bradwell Lane the property offers vehicular access to both front and rear via double gates and offering gardens to three sides. The property itself is in need of modernisation and currently comprises of entrance hall, lounge, breakfast kitchen, ground floor shower room, two good sized ground floor bedrooms, workshop and garage, whilst on the first floor are two further very good sized double bedrooms and a family bathroom. There is a driveway for parking to the front along with gated access to further parking for multiple vehicles at the rear, and a well kept and landscaped rear garden along with lawned gardens to the front and side. An early viewing is considered essential to fully appreciate the plot and potential on offer.



ENTRANCE HALL

approached via a traditional wooden entrance door with opaque glazing and having ceiling light point, radiator, window to side and door to lounge.

LOUNGE

4.20m x 3.90m (13' 9" x 12' 10") having lovely feature bow window to front, ceiling light point, four wall light points, radiator, fireplace with gas fire, door to stairs rising to the first floor and door to kitchen with opaque glazed internal window between.

BREAKFAST KITCHEN

5.20m x 2.60m (17' 1" x 8' 6") having breakfast area to the rear which is separated by a wall mounted half height work surface. The main kitchen is fully fitted with traditional wooden base and wall mounted units, roll top work surfaces, inset one and a half bowl sink and drainer, gas hob with overhead extractor, integrated eye-level double oven and grill, space for fridge and freezer, window to front, complementary tiled splashbacks, two ceiling light points, radiator, door to workshop and door to inner hall.

INNER HALL

having ceiling light point, doors to further accommodation and understairs cupboard.

BEDROOM THREE

3.80m x 2.80m (12' 6" x 9' 2") having feature bow window to rear, ceiling light point, two wall light points and radiator.

BEDROOM FOUR

2.80m x 2.60m (9' 2" x 8' 6") having feature bow window overlooking the rear garden, ceiling light point, wall light point and radiator.

GROUND FLOOR SHOWER ROOM

1.80m x 1.50m (5' 11" x 4' 11") having tiling to walls, low level W.C., pedestal wash hand basin, corner shower unit with mains plumbed shower fitment and window to side through to the garage.



FIRST FLOOR LANDING

having ceiling light point, doors to further accommodation and door to eaves storage.

BEDROOM ONE

4.90m x 4.00m (16' 1" x 13' 1") having two ceiling light points, two wall light points, three radiators, two windows to front and double doored built-in wardrobe with automatic lighting.

BEDROOM TWO

4.60m x 2.90m (15' 1" x 9' 6") having ceiling light point, wall light point, radiator, window overlooking the rear garden and built-in wardrobes with recess for dressing table.

BATHROOM

2.70m x 2.10m (8' 10" x 6' 11") having suite comprising cast-iron panelled bath, pedestal wash hand basin and low level W.C., tiling to walls, loft access hatch, ceiling light point, radiator, opaque glazed window to side and built-in airing cupboard with radiator.



OUTSIDE

The property is situated on a vast corner plot with gardens to front, side and rear. To the front there is a tarmac driveway and a block paved seating area, and there are hedged and fenced boundaries, shaped lawn with block paved edging, mature shrubs, paved path leading round the side of the property to a decorative wrought-iron gate before a vast block paved driveway suitable for multiple vehicles having double wooden gated entrance from Sycamore Hill. There is a good sized shed and shaped lawn with block paved edging to the rear with mature shrubs, feature tree and crazy paved path leading to a greenhouse. As previously mentioned the property does need to be visited appreciate the plot size as words fail to describe the potential.

WORKSHOP

5.60m x 2.30m (18' 4" x 7' 7") having opaque glazed window to front, combination boiler, built-in work bench, two wall light points, ceiling light point, loft access and door to garage.

GARAGE

5.20m x 2.30m (17' 1" x 7' 7") approached via a bi-fold vehicular entrance door to the rear and having ceiling light point and roof window.



COUNCIL TAX

Band D.

FURTHER INFORMATION/SUPPLIES

Mains drainage, water, electricity and gas connected. Telephone currently disconnected. 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 prior to a sales memorandum being issued. This charge is non-refundable.



TENURE

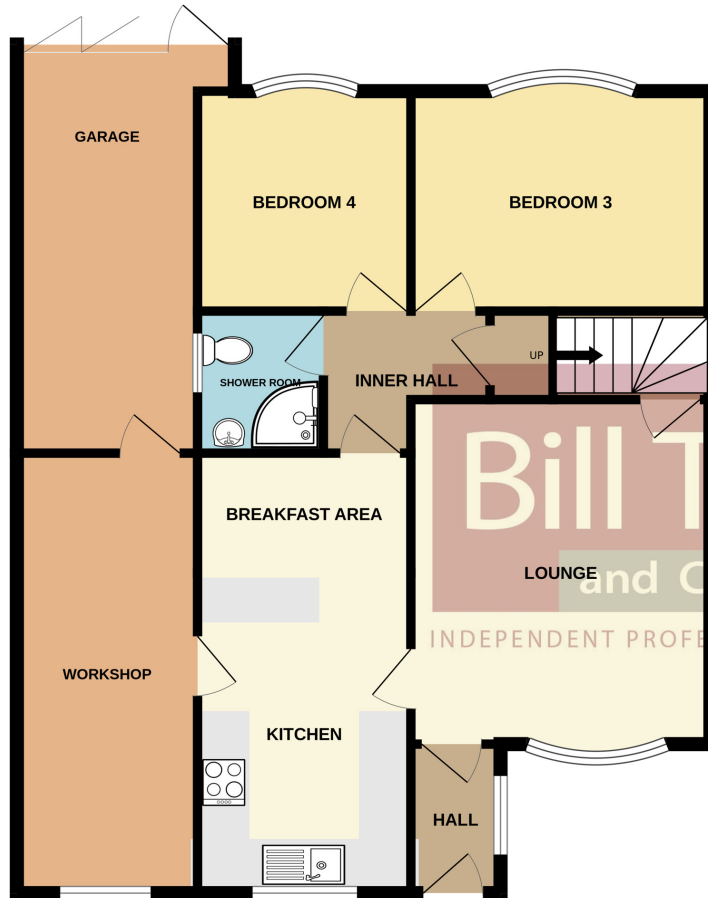
Our client advises us that the property is Freehold. Should you proceed with the purchase of the property these details must be verified by your solicitor.

VIEWING

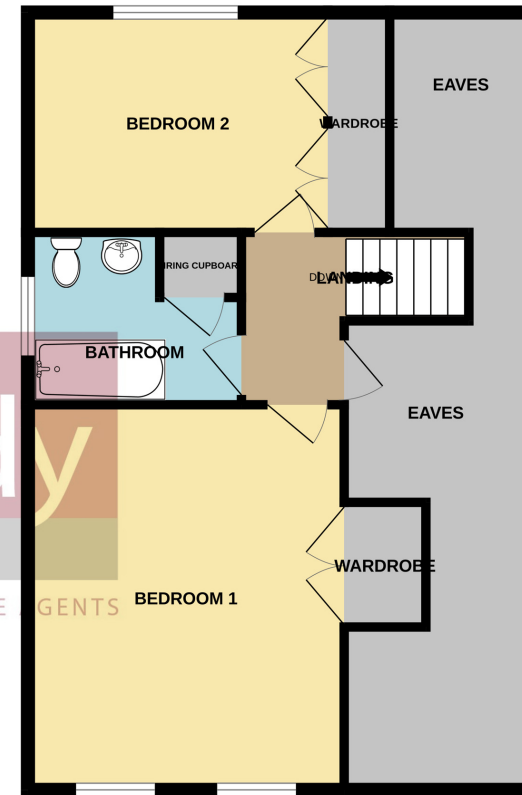
By arrangement with the Selling Agents, Bill Tandy and Company, 16 Cannock Road, Burntwood, Staffordshire, WS7 0BJ on 01543 670 055 or burntwood@billtandy.co.uk

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



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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16 Cannock Road, WS7 0BJ
burntwood@billtandy.co.uk
Tel: 01543 670 055

www.billtandy.co.uk



Bill Tandy
and Company

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