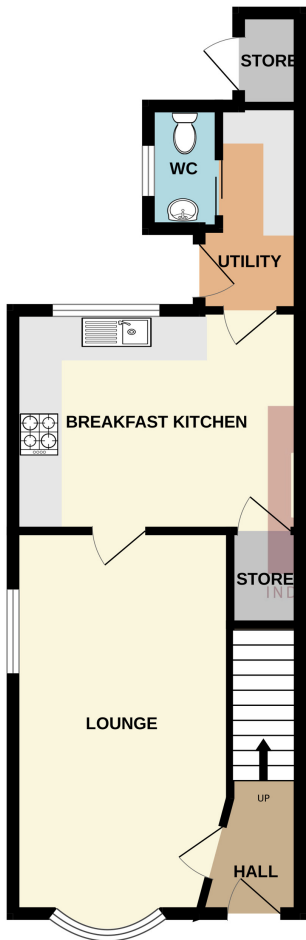
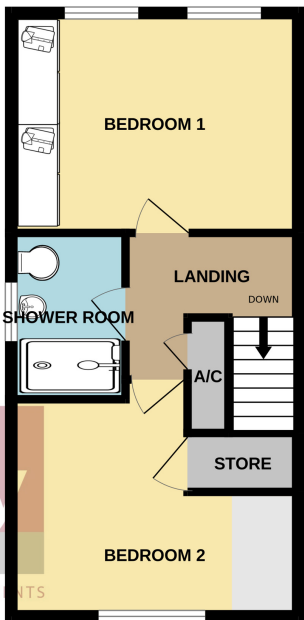


DRAFT

GROUND FLOOR
449 sq.ft. (41.7 sq.m.) approx.



1ST FLOOR
375 sq.ft. (34.8 sq.m.) approx.



TOTAL FLOOR AREA: 824 sq.ft. (76.5 sq.m.) approx.
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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27 Rowan Grove, Burntwood,
Staffordshire, WS7 4RL

£230,000 Freehold

Bill Tandy and Company, Burntwood, are delighted to be offering to the market this superbly presented, ready to go and surprisingly spacious two bedroom semi detached property on Rowan Grove. Boasting a fabulous corner position at the head of the cul de sac, the property commands an imposing position, and is able to take full advantage of the convenient location allowing easy access to highly regarded local schools, excellent access to local transport links and is within walking distance of the ever-popular Sankeys Corner and all the lifestyle and shopping amenities it offers. The property itself is situated on a fabulous plot with parking for multiple vehicles along with a single garage, and having an enclosed low maintenance rear garden. The accommodation briefly comprises entrance hall, lounge, kitchen diner, separate utility, guests W.C., two first floor double bedrooms and a contemporary shower room. An early viewing of this property is considered essential to fully appreciate the accommodation on offer.



ENTRANCE HALL

entered via a UPVC opaque double glazed front entrance door and having ceiling light point, smoke detector, radiator, stairs to first floor and small store cupboard. Doors lead off to:

LOUNGE

5.50m x 3.00m (18' 1" x 9' 10") a lovely bright room being dual aspect and having UPVC double glazed bow window to front and further UPVC double glazed window to side, ceiling light point, radiator, decorative fireplace recess with tiled hearth and wooden mantel and door to:

KITCHEN DINER

4.00m x 3.10m (13' 1" x 10' 2") having rustic style tiled floor, contemporary cottage style base units with complementary roll top work surface above, matching wall mounted units, brick tiled splashbacks, integrated gas hob with overhead extractor and double oven with grill below, one and a half bowl sink and drainer, integrated fridge/freezer, space and plumbing for dishwasher, UPVC double glazed window overlooking the rear garden, under stairs cupboard, radiator and ceiling light point. Door to:

SEPARATE UTILITY

2.90m x 1.40m (9' 6" x 4' 7") having stone tile effect flooring, wood effect roll top work surface with space and plumbing below for washing machine, tumble dryer and fridge, wall mounted cupboard, ceiling light point, radiator, UPVC opaque double glazed window overlooking the rear garden and internal sliding door to:

GUESTS W.C.

1.50m x 0.8m (4' 11" x 2' 7") having a continuation of the stone tile effect flooring, half height UPVC panelling, low level W.C., pedestal wash hand basin, recessed downlights, extractor fan and UPVC opaque double glazed window to side.



FIRST FLOOR LANDING

having ceiling light point, smoke detector, airing cupboard with shelving and loft access hatch with pulldown ladder leading to partially boarded loft space. Doors lead off to further accommodation.

BEDROOM ONE

4.00m max into wardrobes x 3.10m (13' 1" max into wardrobes x 10' 2") having ceiling light point, radiator, two UPVC double glazed windows overlooking the rear garden and wardrobes to one wall.

BEDROOM TWO

4.00m x 3.00m (13' 1" x 9' 10") having ceiling light point, radiator, over stairs cupboard and UPVC double glazed window to front.

RE-FITTED CONTEMPORARY SHOWER ROOM

2.30m x 1.60m (7' 7" x 5' 3") having tile effect flooring, contemporary aqua-boarding to two walls, suite comprising low level W.C., pedestal wash hand basin and double sized shower with mains plumbed shower fitment, heated towel rail, ceiling light point and UPVC opaque double glazed window to side.



OUTSIDE

The property is set back from the road behind a crete print driveway leading up to the front door and garage and providing parking for at least three to four vehicles. There is a rockery style corner foregarden with bedding plants and half height brick wall boundary and conifer screening. A side gate leads to the rear garden which is fence enclosed and being block paved for low maintenance with areas for potted plants, seating areas, brick built outbuilding and room for a shed behind the garage.

DETACHED SINGLE GARAGE

(not measured) approached via an up and over entrance door and having opaque glazed wooden courtesy door to garden and UPVC double glazed window to same.

COUNCIL TAX

Band B.

FURTHER INFORMATION/SUPPLIES

Mains drainage, water, electricity and gas connected. Telephone connected. 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 Once an offer is accepted on a property marketed by Bill Tandy and Company Estate 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.