



3 Clinton Crescent, Burntwood, Staffordshire, WS7 2EA

**Bill Tandy**  
and Company  
INDEPENDENT PROFESSIONAL ESTATE AGENTS

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

# £295,000

Being sold with the benefit of NO ONWARD CHAIN, 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 fully appreciate the accommodation on offer, having a very generous frontage suitable for several vehicles, porch entrance, lounge with feature fireplace, modern fitted kitchen, two double bedrooms and modern fitted shower room. There is a superb enclosed garden to the rear along with an integral single garage, an early viewing of this property is considered essential.

### PORCH

approached via UPVC composite opaque double glazed front entrance door with opaque double glazed side panel and having tiled flooring, ceiling light point and wooden door with opaque glazed side panelling opening to:

### LIVING ROOM

5.40m x 4.00m (17' 9" x 13' 1") being dual aspect and having UPVC double glazed bow window to front and UPVC double glazed sliding door to rear garden, feature focal fireplace having a modern surround and hearth and housing a electric flame effect pebble effect fire, two radiators and ceiling light point.

### KITCHEN

4.50m x 2.30m (14' 9" x 7' 7") a modern stylish kitchen having pre-formed wood effect work surfaces with modern Shaker style wood effect base cupboards and drawers below, matching wall mounted cupboards, one and a half bowl sink and drainer with mixer tap, inset electric induction hob with overhead extractor fan, space and plumbing for washing machine, integrated fridge/freezer and integrated high level oven, modern brick effect tiled splashbacks, tastefully tiled floor, radiator, fluorescent light strip, UPVC double glazed window to front and opaque glazed wooden door to garage.

### INNER HALLWAY

being split level with four steps leading to the further area of the inner hallway and having ceiling light point, airing cupboard, loft access hatch and doors to further accommodation.



### BEDROOM ONE

3.50m x 3.40m (11' 6" x 11' 2") having radiator, ceiling light point, coved ceiling and UPVC double glazed window to rear.

### BEDROOM TWO

3.50m x 2.80m (11' 6" x 9' 2") having radiator, ceiling light point and UPVC double glazed window to rear.

### MODERN RE-FITTED SHOWER ROOM

a lovely stylish bathroom having grey tiling to floor and walls, modern white suite comprising pedestal wash hand basin, low level W.C. and walk-in double shower cubicle with glazed splash screens and mains fed shower unit, opaque UPVC double glazed window to side, recessed downlighters and heated towel rail.





## OUTSIDE

To the front of the property is a shaped tarmac driveway with block paved edging providing parking for several vehicles and a shale corner garden for bedding plants. To the rear is a paved patio area with two steps leading up to the garden which is private and mainly laid to lawn with further paved patio area, plant borders, hard-standing for shed, fenced perimeters and access to the side of the property.

## GARAGE

4.50m x 2.50m (14' 9" x 8' 2") approached via an up and over entrance door and having fluorescent light, power points, cold water tap, combination central heating boiler and UPVC opaque double glazed door to rear.

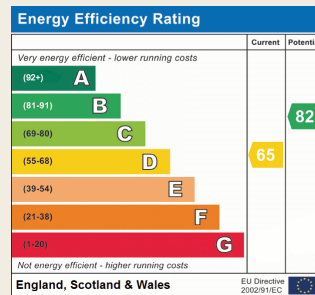
## COUNCIL TAX

Band C.



## FURTHER INFORMATION

Mains drainage and water connected. Electricity and gas connected. Telephone not connected. 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.

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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