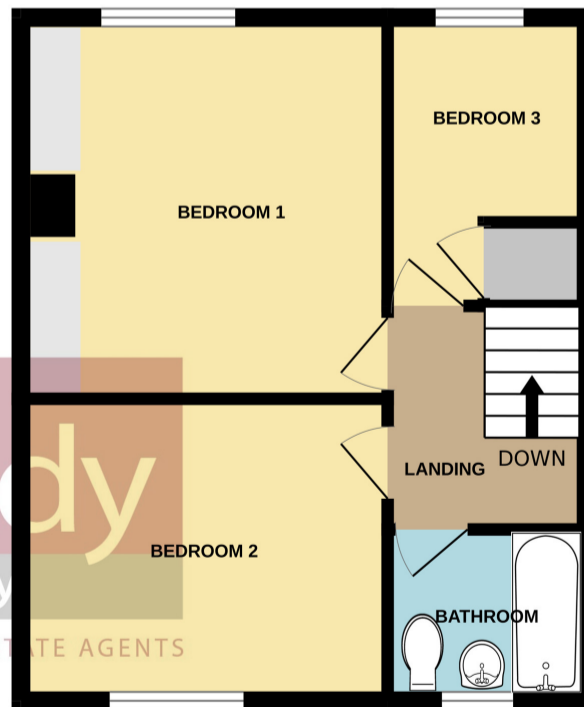
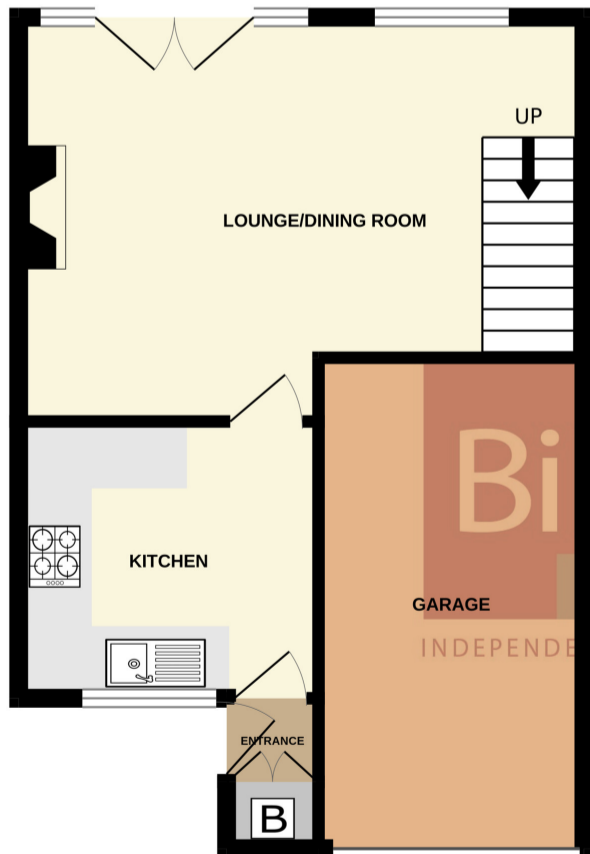




GROUND FLOOR
428 sq.ft. (39.8 sq.m.) approx.

1ST FLOOR
378 sq.ft. (35.1 sq.m.) approx.



TOTAL FLOOR AREA : 806 sq.ft. (74.9 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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**82 Newgate Street, Burntwood,
Staffordshire, WS7 4TX**

£200,000 Freehold

Bill Tandy & Company, Burntwood, are delighted to be offering to the market this beautifully presented 3 bedroom mid terrace property, having been tastefully updated by its current owners and being conveniently located for both good local schools and amenities this property offers a ready made home, ideal for first time buyers and young family's. The accommodation in brief comprises of kitchen, living room downstairs while upstairs offers 2 good size double bedrooms with an additional single room currently the nursery and the family bathroom. The property also has the bonus of a large block paved driveway and integral single garage therefore an early viewing is considered essential top fully appreciate the accommodation on offer.



ENTRANCE HALL

approached via a wood effect opaque double glazed UPVC composite front door and having storage cupboard housing the boiler and wood effect flooring. An opening leads through to:

KITCHEN

2.80m x 2.50m (9' 2" x 8' 2") having wood effect flooring continuing from the entrance hall and on into the lounge, pre-formed roll top work surfaces with wood effect base storage cupboards below, matching wall mounted units, inset stainless steel sink and drainer with mixer tap, brick tiled splashbacks, space and plumbing for washing machine, integrated gas hob with oven beneath and overhead extractor fan, space and power for fridge/freezer, modern radiator, ceiling light point and UPVC double glazed window to front.

LIVING ROOM

5.40m x 3.30m (17' 9" x 10' 10") having a continuation of the wood effect flooring, lovely feature fireplace with wooden surround and marble hearth housing a gas real flame fire, decorative corning, radiator with cover, ceiling light point, UPVC double glazed window to rear and UPVC double glazed double doors opening to the rear with UPVC double glazed windows on each side. Stairs rise to the first floor accommodation.

FIRST FLOOR LANDING

having ceiling light point, loft access hatch and doors to further accommodation.

BEDROOM ONE

3.60m x 3.30m (11' 10" x 10' 10") having ceiling light point, radiator and UPVC double glazed window to rear.

BEDROOM TWO

3.30m x 2.90m (10' 10" x 9' 6") having ceiling light point, radiator and UPVC double glazed window to front.



BEDROOM THREE

2.80m max (1.90m min) x 1.90m (9' 2" max 6'3" min x 6' 3") currently used as a nursery and having an over stairs cupboard housing the hot water tank, ceiling light point, radiator and UPVC double glazed window to rear.

BATHROOM

having tile effect flooring, floor to ceiling tiled walls, suite comprising W.C., pedestal wash hand basin and panelled bath, opaque UPVC double glazed window to front, ceiling light point and chrome heated towel rail.

OUTSIDE

The property has a block paved driveway providing parking for several vehicles. To the rear is a lovely private enclosed garden having slatted patio area with plant borders and being mainly laid to lawn with path to the rear, mature plant borders and the school playing fields beyond.

GARAGE

4.95m x 2.41m (16' 3" x 7' 11") approached via an up and over entrance door having light and housing the meters.

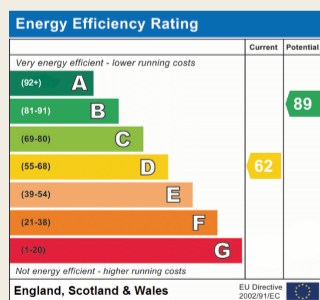
COUNCIL TAX

Band B.



FURTHER INFORMATION/SUPPLIERS

Mains water and drainage- South Staffs Water. Electricity and Gas supplier - EDF Energy. T.V and Broadband – Sky. 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.

