



1 St Stephens Road, Burntwood, Staffordshire, WS7 0DB

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

1 St Stephens Road, Burntwood,  
Staffordshire, WS7 0DB

## £219,950 NO CHAIN

Offered for sale with no onward chain is this well presented gas centrally heated link detached bungalow that is situated on a good sized corner plot. Briefly the bungalow comprises entrance porch, lounge, kitchen, two bedrooms and wet room. Externally the property has a garage, easily maintainable frontage, rear garden and a further area of side garden, with scope for side extension subject to any necessary planning permission. The Swan Island junction amenities are readily accessible, including a Co-op food store, doctors surgery, pharmacy, Post Office, cafe and pub.



### ENTRANCE PORCH

With wood effect flooring. Cloaks cupboard.

### KITCHEN

12' 2" x 7' 1" (3.71m x 2.16m) With units at eye and base level providing work surface, storage and appliance space. One and a quarter bowl sink unit, space for gas cooker, plumbing for washing machine, central heating radiator, breakfast bar, double glazed window to the side elevation and door opening to the garage.

### LOUNGE

18' 4" x 10' 11" (5.59m x 3.33m) With double glazed bow window to the front elevation, central heating radiator, central fireplace housing an electric fire, wood effect flooring.

### INNER HALL

With access to the roof space. Cupboard housing the wall mounted central heating boiler.

### BEDROOM ONE

11' 6" x 10' 11" (3.51m x 3.33m) With double glazed window to the rear elevation, central heating radiator, fitted wardrobes, wood effect flooring.

### BEDROOM TWO

9' 0" x 8' 4" (2.74m x 2.54m) With double glazed window to the rear elevation, central heating radiator, wood effect flooring.

### WET ROOM

Comprising a modern suite of wash hand basin with storage beneath, W.C. mains fed shower. Opaque double glazed window to the side elevation.



### GARAGE

22' 9" x 9' 4" (6.93m x 2.84m) Accessed via an electric roller door.

COUNCIL TAX BAND C- Lichfield District Council

EPC BAND D

### OUTSIDE

The bungalow is situated on a good sized corner plot with easily maintainable frontage and driveway providing off road parking and leading through to the Garage. To the rear of the garage there are sliding double glazed door leading to a utility area which includes a sink and space for appliances. Service door accessing to the rear garden.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



## TENURE

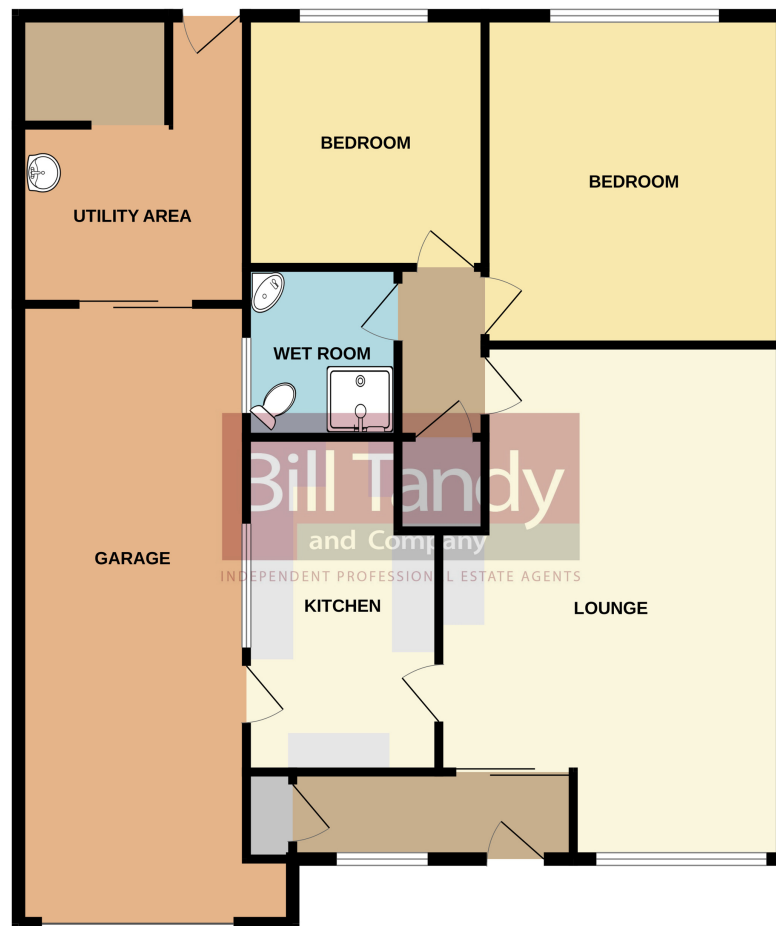
We are advised by the vendor that the property is freehold. This information should be checked by your solicitor if you intend to purchase the property.

## 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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