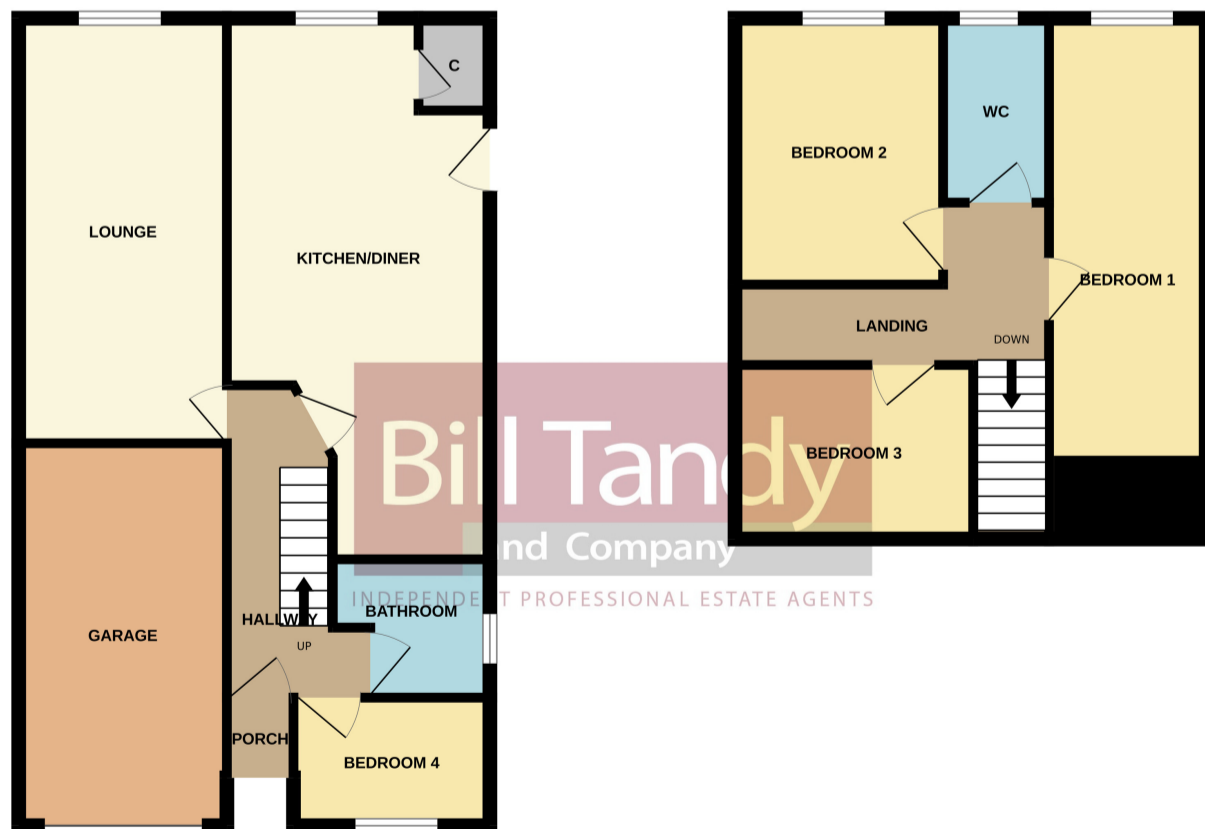




GROUND FLOOR

1ST FLOOR



53 THE RIDGEWAY BURNTWOOD WS7 4SP

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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**53 The Ridgeway, Burntwood,
Staffordshire, WS7 4SP**

£300,000 Freehold

Well proportioned semi detached home with flexible and versatile accommodation. Situated in this ever popular location the accommodation briefly comprises entrance hall, bedroom four/second reception room, bathroom, large lounge and spacious kitchen with a raised dining area. To the first floor three double bedrooms and W.C.. Externally there is off road parking and single integral garage. To the rear there is a good sized South facing garden. The property offers great potential to create a home to personal tastes.



ACCOMMODATION

GROUND FLOOR

RECEPTION HALL

With stairs rising to the first floor.

BEDROOM FOUR/SECOND RECEPTION ROOM

11' 11" x 11' 10" (3.63m x 3.61m) With double glazed window to the front elevation. Central heating radiator.

BATHROOM

Comprising a suite in white of corner bath with shower attachment off the mixer tap and Triton electric shower over, wash hand basin and W.C. Chrome style heated towel rail, opaque double glazed window, tiled walls and floor.

LOUNGE

16' 11" x 12' 7" (5.16m x 3.84m) With double glazed bow window to the rear elevation, central heating radiator, central fireplace.

KITCHEN WITH DINING AREA

22' 8" x 12' 9" narrowing to 9' 5" (6.91m x 3.89m narrowing to 2.87m) Including a range of units at eye and base level providing work surface, storage and appliance space. One and a quarter bowl sink unit with mixer tap over, plumbing for washing machine and dishwasher, four ring hob with extractor over. Electric oven. Storage cupboard, wall mounted Worcester central heating boiler, step up to the elevated dining area, double glazed window to the rear elevation, central heating radiator.

FIRST FLOOR

LANDING

BEDROOM ONE

18' 2" x 9' 6" (5.54m x 2.90m) With double glazed window to the rear elevation. Central heating radiator.



BEDROOM TWO

11' 8" x 11' 5" (3.56m x 3.48m) With double glazed window to the rear elevation. Central heating radiator.

BEDROOM THREE

12' 0" x 10' 0" (3.66m x 3.05m) With double glazed window to the front elevation. Central heating radiator.

W.C

Comprising a suite of wash hand basin and W.C. Opaque double glazed window to the rear elevation.

OUTSIDE

The property is set back from the road behind ample off road parking and leads through to the integral garage. To the rear there is a seating area and patio which overlooks the garden and beyond. Steps lead down to a garden with is mostly laid to lawn and enclosed.

INTEGRAL GARAGE

16' 9" x 8' 6" (5.11m x 2.59m) With up and over door, light and power supplies.

COUNCIL TAX BAND C LICHFIELD DISTRICT COUNCIL



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
A (92-100)	76
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
50	
England, Scotland & Wales	
EU Directive 2002/91/EC	

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.