



24 Highfields, Burntwood, Staffordshire, WS7 9DB

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

## 24 Highfields, Burntwood, Staffordshire, WS7 9DB

# £200,000

Bill Tandy and Company, Burntwood, are delighted to be offering to the market this fabulous ready-to-go two bedroom mid terraced property, a perfect starter home for first time buyers, or ideal for investors. Conveniently located on Highfields which is a lovely cul de sac off Highfield Road there is easy access to highly regarded local schools including Fulfen primary, excellent access to local amenities, transport links and good road links via the M6 toll and A5 trunk road. The house itself has been immaculately improved and updated by the current owners offering a true turn-key property to any potential buyer. The accommodation in brief comprises living room, open kitchen/diner, two first floor double bedrooms and contemporary fitted bathroom. There is an enclosed rear garden, hard landscaped for low maintenance, lawned foregaren plus off road parking and further visitor parking available.



### LIVING ROOM

4.70m x 3.60m (15' 5" x 11' 10") approached via a UPVC opaque double glazed front entrance door and having contemporary wood effect flooring, feature UPVC double glazed bow window to front flooding the room with natural light, oak and glazed staircase rising to the first floor, ceiling light point, electric heater and door to:

### KITCHEN DINER

4.70m x 2.80m (15' 5" x 9' 2") having lovely stone effect tiled flooring, modern Shaker style kitchen units comprising base and wall mounted storage cupboards, decorative plinth lighting, modern brick tiled splashbacks, complementary roll top work surface, ceramic sink and drainer with mono mixer tap, electric hob with overhead extractor and oven and grill below, built-in eye level microwave, space and plumbing for white goods, space for free-standing fridge/freezer, UPVC double glazed window to rear and recessed downlights. The dining area has room for dining table, further ceiling light point, electric heater and UPVC double glazed doors leading out to the rear garden.

### FIRST FLOOR LANDING

having ceiling light point, smoke detector, airing cupboard having linen shelving and immersion heater, loft access hatch with pulldown ladder and leads to a fully board and insulated loft with light. Doors lead off to:

### BEDROOM ONE

3.70m x 3.00m min (12' 2" x 9' 10" min) having UPVC double glazed window to front, ceiling light point, electric heater, built-in wardrobes to one wall and further over stairs storage cupboard.

### BEDROOM TWO

3.00m x 2.70m (9' 10" x 8' 10") having UPVC double glazed window to rear, ceiling light point and electric heater.



### RE-FITTED BATHROOM

1.80m x 1.60m (5' 11" x 5' 3") having contemporary tiled flooring, comprehensive wall tiling with contemporary patterned borders, aqua-panelling to bath area, white suite comprising low level W.C., pedestal wash hand basin and panelled bath with overhead electric shower fitment and glazed splash screen, ceiling light point, extractor fan, heated towel rail and UPVC opaque double glazed window to rear

### OUTSIDE

The property is set back having a courtyard communal parking area with its own individual block paved driveway providing parking for one car, along with visitor parking. There is a lawn to the side with trees and path leading to the front door. To the rear is a hard landscaped garden for low maintenance having slate tiling, steps rise up to the rear and the garden is fence enclosed giving a good degree of privacy and there is a gate to the rear for access.

### COUNCIL TAX

Band B.

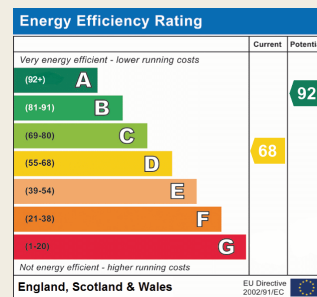


## FURTHER INFORMATION/SUPPLIES

Mains drainage, water and electricity connected.  
Telephone connected. For broadband and mobile phone speeds and coverage, please check the Ofcom website.  
For further information please refer to Key Facts for Buyers.

## 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

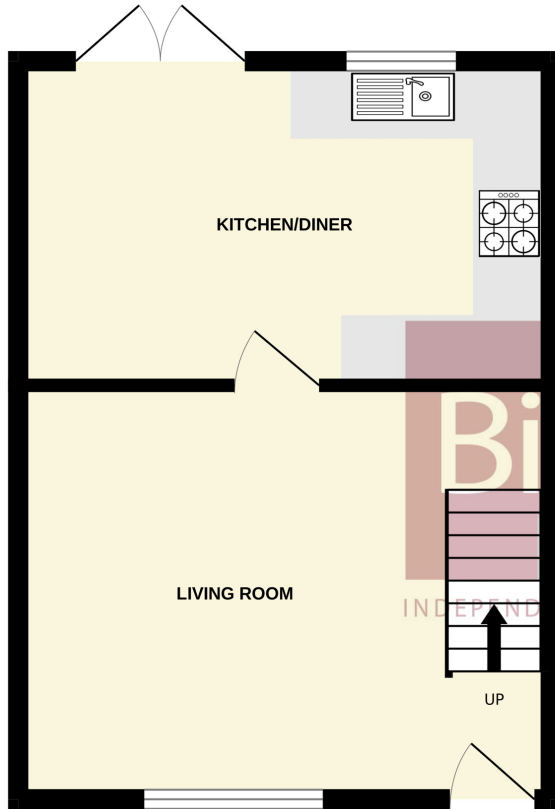
Our client advises us that the property is Freehold.  
Should you proceed with the purchase of the property these details must be verified by your solicitor.

## VIEWING

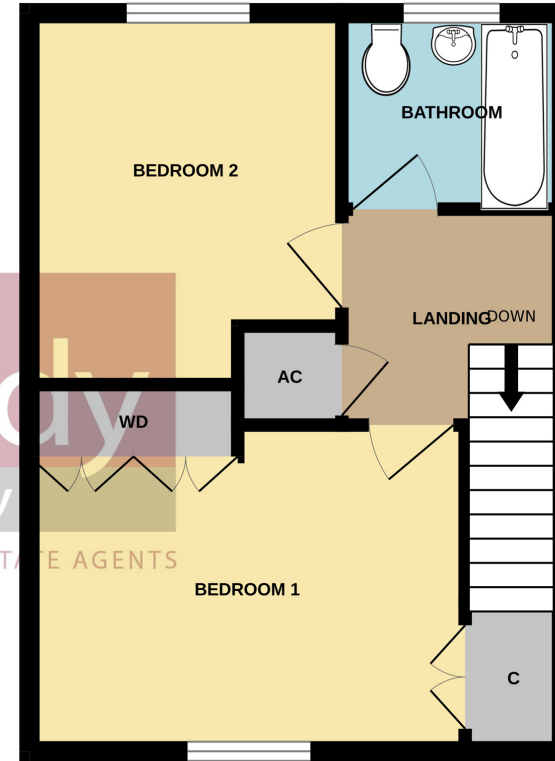
By arrangement with the Selling Agents, Bill Tandy and Company, 16 Cannock Road, Burntwood, Staffordshire, WS7 0BJ on 01543 670 055 or burntwood@billtandy.co.uk

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.

GROUND FLOOR  
334 sq.ft. (31.0 sq.m.) approx.



1ST FLOOR  
334 sq.ft. (31.0 sq.m.) approx.



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TOTAL FLOOR AREA : 668 sq.ft. (62.1 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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