

**DRAFT**

55 The Crescent, Burntwood, Staffordshire, WS7 2PA

**Bill Tandy**  
and Company

INDEPENDENT PROFESSIONAL ESTATE AGENTS

## 55 The Crescent, Burntwood, Staffordshire, WS7 2PA

# £220,000

Bill Tandy & Company, Burntwood, are delighted to offer to the market this deceptively spacious Three double bedroom semi detached family home. Occupying a fabulous position off the service road and with gated off road parking this property offer stunning open views stretching over the whole of Gentshew Common to the rear. Being sold with the benefit of NO ONWARD CHAIN and nearby to local shops and bus routes the property does requiring some cosmetic updating making this is a great opportunity for a young family or first time buyer to get onto the ladder, with plenty of room to extend the property to the rear it offers a host of future potential. An early viewing of this property is considered essential to fully appreciate the accommodation on offer.

### UPVC DOUBLE GLAZED ENTRANCE PORCH

approached via a UPVC double glazed front entrance door and having UPVC double glazed side panels with half height brick wall. A wooden opaque glazed door opens to:

### ENTRANCE HALL

having ceiling light point, smoke detector, radiator, stairs to first floor and door to:

### LOUNGE

4.40m x 3.80m (14' 5" x 12' 6") having UPVC double glazed bow window to front, radiator, ceiling light point, dado rail, coved ceiling and focal point feature fireplace with wooden mantel and marble effect hearth with inset gas real flame coal effect fire. Door to:

### BREAKFAST KITCHEN

having tile effect flooring, tiled splashbacks, pre-formed work surface with wooden base units and drawers below, matching wall mounted units, space and plumbing for washing machine and tumble dryer, space for free-standing gas cooker, inset sink and drainer with mixer tap, radiator, fluorescent light tube, UPVC double glazed window overlooking the rear garden with fields beyond and a wooden opaque glazed door opens to an Inner Hall.

### INNER HALL

having door to useful understairs storage cupboard, ceiling light point, door to guests cloakroom and further UPVC opaque double glazed door to side passage.

### GUESTS CLOAKROOM

having ceiling light point, UPVC opaque double glazed window to side, linoleum flooring, low level W.C. and Vaillant combination central heating boiler.



### FIRST FLOOR LANDING

approached via a split level staircase with UPVC double glazed window to side leading to the landing having ceiling light point, loft access hatch and doors to further accommodation.

### BEDROOM ONE

3.50m x 3.00m (11' 6" x 9' 10") having UPVC double glazed window to front, ceiling light point and radiator.

### BEDROOM TWO

3.40m x 2.50m (11' 2" x 8' 2") having UPVC double glazed window overlooking the rear garden and open views over the nature reserve, ceiling light point, radiator and airing cupboard with shelving and water tank.

### BEDROOM THREE

2.70m x 2.50m (8' 10" x 8' 2") having UPVC double glazed window overlooking the rear garden and views over the nature reserve, ceiling light point and radiator.





## WET ROOM

having non-slip flooring, floor to ceiling ceramic tiled walls, low level W.C., wall mounted wash hand basin with mirrored vanity cabinet above, shower area with electric shower fitment, UPVC opaque double glazed window to side, ceiling light point, extractor fan, wall mounted handrails and radiator.

## OUTSIDE

The property is set back from The Crescent behind a service road and has a decorative front dwarf wall with decorative iron railings and wrought-iron gates leading onto a block paved driveway with bedding plant border. There is a wide block paved side access leading to the hard landscaped rear garden mainly being block paved with slabbed hardstanding area for shed, bedding plant areas with decorative path and slate gravelled area, walled and fenced perimeters and lovely views over the nature reserve beyond.



## COUNCIL TAX

Band B.

## SUPPLIERS INFORMATION

Mains drainage, water, electricity and gas connected. Telephone connected. For broadband and mobile phone speeds and coverage, please refer to the website below: <https://checker.ofcom.org.uk/>

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
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.



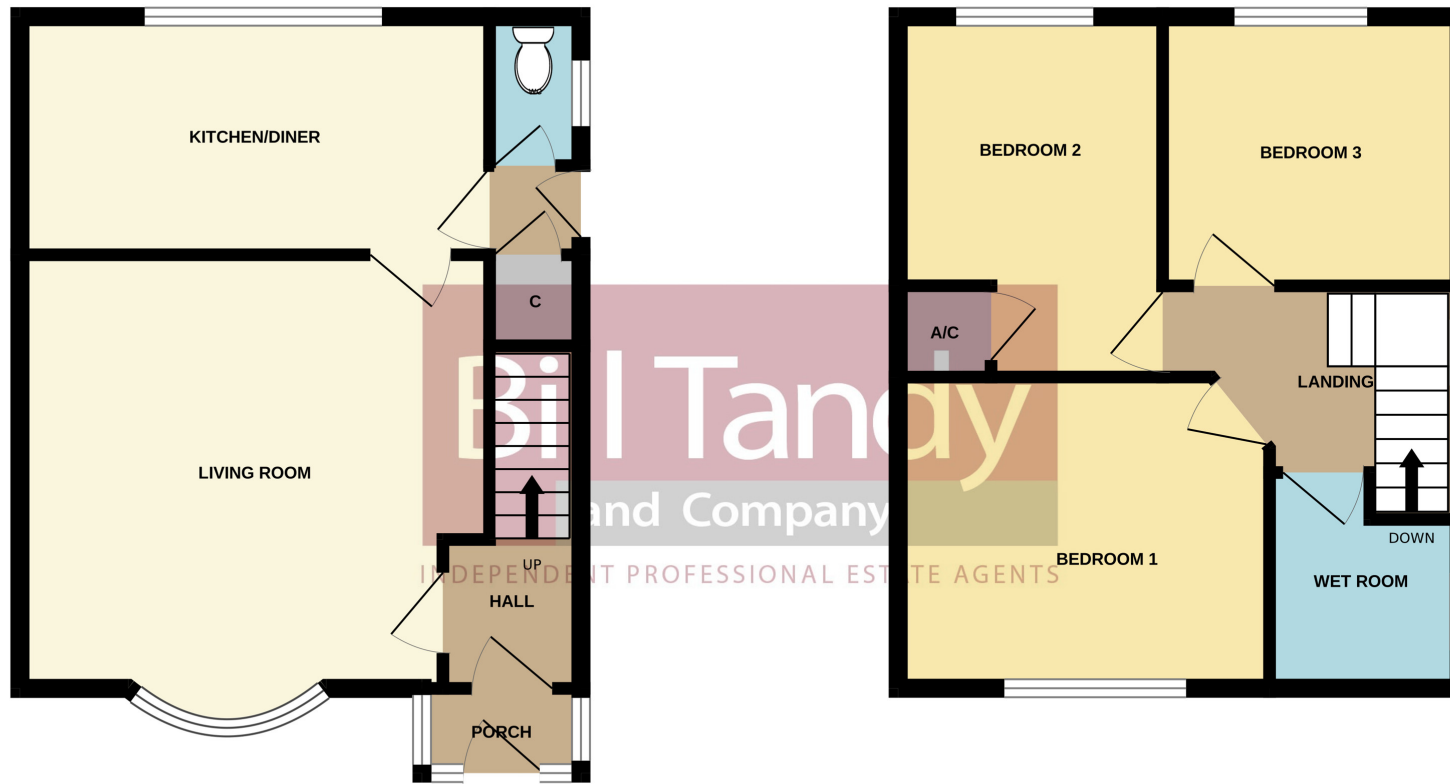
## VIEWING

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](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

1ST 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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