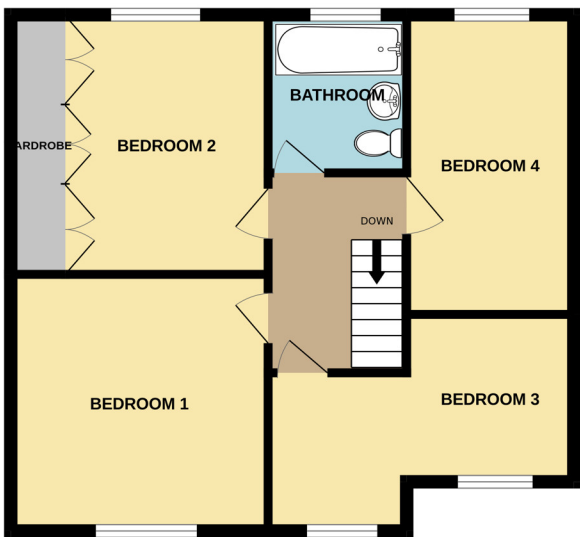
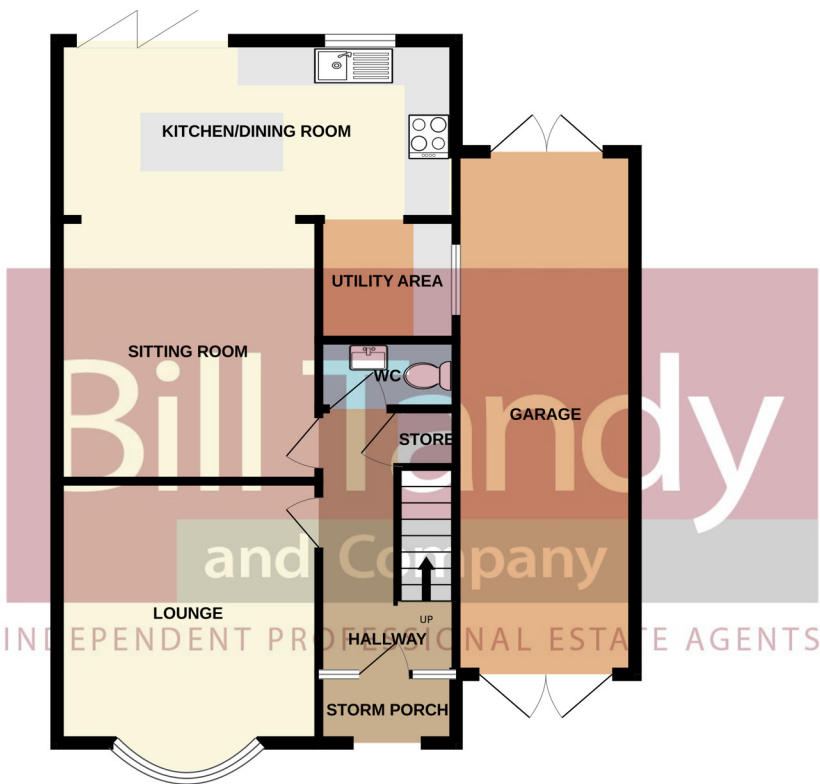
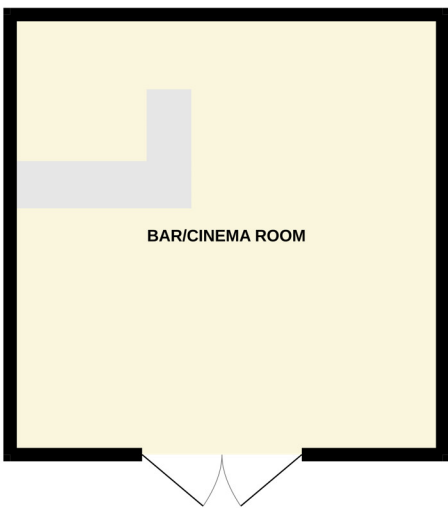


DRAFT

OUTSIDE

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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90 Bridge Cross Road, Burntwood,
Staffordshire, WS7 2BZ

£350,000 Freehold OIRO

This beautifully presented and extended four-bedroom semi-detached residence offers an exceptional opportunity for families seeking style, space and versatility. The standout feature is the rear extension, creating a spacious open-plan kitchen, dining and living area – the true heart of the home – perfectly complemented by a separate front lounge. Enhanced throughout by the current owners, the property also boasts a fantastic purpose-built bar/cinema room nestled in the rear garden, ideal for entertaining or relaxing. The accommodation briefly comprises: welcoming entrance hall, elegant front lounge, expansive open-plan living/kitchen/dining space with adjoining utility room, and a guests’ cloakroom. To the first floor are four good sized bedrooms and a contemporary family bathroom. Externally, the home offers ample parking to the front, along with an enclosed rear garden providing a private outdoor haven. Early viewing is highly recommended to fully appreciate the space and quality this home has to offer.



OPEN ARCHED STORM PORCH
giving access to the composite UPVC opaque double glazed front door with matching UPVC opaque double glazed side panels leading to:

RECEPTION HALL
having modern wood effect flooring, recessed downlights, radiator, stairs to first floor with under stairs cupboard and doors to further accommodation.

GUESTS CLOAKROOM
having recessed downlights, tiled floor, contemporary tiling to walls and white suite comprising pedestal wash hand basin and low level W.C.

LOUNGE
4.10m max into walk-in bay x 3.50m (13' 5" max into walk-in bay x 11' 6") having a UPVC double glazed walk-in bay window to front, ceiling light point, radiator and recessed downlights.

OPEN PLAN LIVING/KITCHEN/DINING SPACE
7.40m max x 5.00m max (24' 3" x 16' 5") Sitting Area 3.50m x 3.30m (11' 6" x 10' 10") having a continuation of the modern wood effect flooring, ceiling light point, radiator and opening through to the Kitchen/Diner 5.00m x 3.60m (16' 5" x 11' 10") having two Velux skylight windows, UPVC double glazed bi-fold doors opening to the rear and UPVC double glazed window to same flooding the room with light recessed downlights, modern Shaker style base units with complementary work tops, matching wall mounted units, fantastic feature island with built-in storage cupboards, recess for breakfast bar stools and storage shelving. There is an inset sink and drainer with mono mixer tap, inset gas hob with overhead extractor and eye-level oven, integrated dishwasher and fridge/freezer and opening through to:

ADJACENT UTILITY ROOM
having tiled flooring, built-in work surface with space and plumbing beneath for white goods and recessed downlights.



FIRST FLOOR LANDING
having recessed downlights, radiator with decorative cover and loft access hatch. Doors lead off to further accommodation.

BEDROOM ONE
3.40m x 3.30m (11' 2" x 10' 10") having ceiling light point, radiator, UPVC double glazed window to rear. built-in wardrobes to one wall and recess and fittings for wall mounted T.V.

BEDROOM TWO
3.40m x 3.30m (11' 2" x 10' 10") having UPVC double glazed window to front, radiator and ceiling light point.

BEDROOM THREE
4.10m max (1.90m min) x 2.70m max (2.10m min) (13' 5" max 6'3" min x 8' 10" max 6'11" min) having two UPVC double glazed windows to front, two ceiling light points, fittings for wall mounted T.V. and radiator.

BEDROOM FOUR
3.80m x 1.90m (12' 6" x 6' 3") having UPVC double glazed window to rear, ceiling light point and fittings for wall mounted T.V.



FAMILY BATHROOM
2.00m x 1.80m (6' 7" x 5' 11") having contemporary flooring, ceramic tiling to walls, white suite comprising low level W.C., pedestal wash hand basin and panelled bath with electric shower fitment over, extractor fan, recessed downlights, UPVC opaque double glazed window to rear and chrome heated towel rail.

OUTSIDE
The property is set back from the road behind a paved frontage providing parking for three vehicles. To the rear is a fence enclosed garden having contemporary tiled patio area, lawned area, paved pathway leading to the rear and a further patio area and the bar/cinema room. There are mature shrubs and fenced boundaries.

INTEGRAL GARAGE
having power and light with side opening front entrance doors and UPVC double glazed doors to the rear.

BAR/CINEMA ROOM
5.90m x 5.80m (19' 4" x 19' 0") being of solid construction and currently being used as a bar/cinema room having contemporary flooring, purpose built bar, recessed downlights and built-in speaker system.



COUNCIL TAX
Band C.

FURTHER INFORMATION/SUPPLIES
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/>

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.