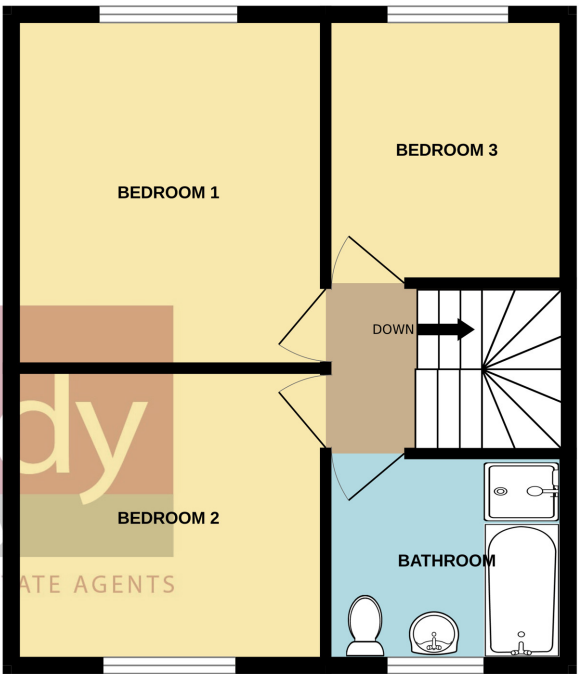
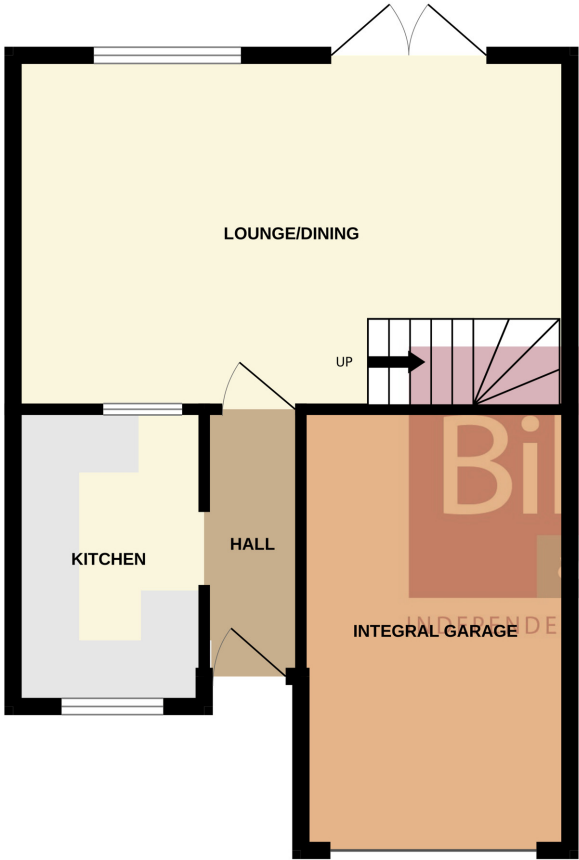


DRAFT

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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**22 Fernleigh Avenue, Burntwood,  
Staffordshire, WS7 2ES**

**£190,000 Freehold**

Bill Tandy and Company are delighted to be offering to the market this fabulous opportunity for first time buyers or investors to get onto the market with this three bedroom end terraced property requiring modernisation. Fernleigh Avenue is a popular residential road conveniently located within easy walking distance of local amenities just at the end of the road, along with excellent access to highly regarded local schooling within easy reach, whilst still enjoying a pleasant setting being in a cul de sac position. The property in brief comprises off road parking for three vehicles, integral garage, hallway, kitchen, lounge/diner, landing, three bedrooms and bathroom along with enclosed rear garden. An early viewing of this property is considered essential to fully appreciate the accommodation on offer.



**ENTRANCE HALL**

approached via a UPVC opaque double glazed front entrance door and having wood effect flooring, ceiling light point, door to lounge/diner and open archway to:

**FITTED KITCHEN**

3.10m x 2.00m (10' 2" x 6' 7") having traditional style matching wooden base and wall mounted units, complementary roll top work surface, one and a half bowl sink and drainer, space and plumbing for washing machine and tumble dryer, space for free-standing gas cooker, extractor fan, ceiling light point, space for free-standing fridge/freezer, UPVC double glazed window to front and glass block brick window looking into the lounge/diner.

**LOUNGE/DINER**

5.80m max x 3.70m max (2.70m min) (19' 0" max x 12' 2" max 8'10" min) having UPVC double glazed windows to rear, UPVC double glazed French doors leading out to the rear patio, five wall light points, feature fireplace with wooden mantel and marble effect hearth and surround housing a modern white pebble effect gas real flame fire, stairs rising to the first floor and radiator.

**FIRST FLOOR LANDING**

having ceiling light point and loft access hatch leading to an insulated loft. Doors lead off to further accommodation.

**BEDROOM ONE**

3.70m x 3.10m (12' 2" x 10' 2") having ceiling light point, radiator and UPVC double glazed window to rear.



**BEDROOM TWO**

3.10m x 3.10m (10' 2" x 10' 2") having ceiling light point, radiator and UPVC double glazed window to front.

**BEDROOM THREE**

2.80m x 2.50m (9' 2" x 8' 2") having ceiling light point, radiator and UPVC double glazed window to rear.

**BATHROOM**

2.50m x 2.20m (8' 2" x 7' 3") having tile effect flooring, tiling to walls, white suite comprising low level W.C., pedestal wash hand basin and panelled bath with overhead electric shower fitment and glazed splash screen, storage cupboard, recessed downlights, UPVC double glazed window to front and heated towel rail.

**INTEGRAL SINGLE GARAGE**

4.60m x 2.40m (15' 1" x 7' 10") approached via an up and over entrance door and having meters and housing the combination boiler.



**OUTSIDE**

The property is set back from the road with a tarmac driveway suitable for three vehicles and leading to the front door and the garage, and there is a raised bed for bedding plants. To the rear of the property is a fence enclosed garden having paved patio area, decorative half height brick wall, lawned area, hardstanding area for shed and delightful brick built barbecue base.

**COUNCIL TAX**

Band A.

**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/>



**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.

