



**DRAFT**

**58 Park Road, Burntwood, Staffordshire, WS7 0EE**

**Bill Tandy**  
and Company

INDEPENDENT PROFESSIONAL ESTATE AGENTS

**58 Park Road, Burntwood,  
Staffordshire, WS7 0EE**

**£295,000**

Bill Tandy and Company are pleased to offer for sale this beautifully presented three bedroom semi detached home, located in a popular residential setting due to good local schools and amenities. In brief, the well planned accommodation comprises enclosed entrance porch, hallway, through lounge, separate dining room and kitchen with rear aspect. The first floor landing area gives access to three good sized bedrooms and bathroom, whilst outside the property is set back behind a driveway which provides parking for approximately two vehicles and a fore garden, single garage and enclosed garden to the rear, all of which makes an early internal viewing essential to fully appreciate the location and accommodation on offer with this property.



### **ENCLOSED ENTRANCE PORCH**

with UPVC double glazed sliding entrance door and matching flanking side windows, tiled flooring, wall light point and UPVC composite entrance door with double glazed inserts and matching flanking side window leading to:

### **ENTRANCE HALLWAY**

with coving to ceiling, dado rail, staircase rising to first floor accommodation with turned balustrade handrail, useful built-in under stairs storage cupboard, radiator, telephone point and doors leading off to:

### **THROUGH LOUNGE**

23' overall x 10' 11" max (8'9" min) (7.01m overall x 3.33m max 2.67m min) having UPVC double glazed window to front, two ceiling light points and focal point feature fireplace having timber mantle with decorative marble effect inset and raised hearth. Two radiators, T.V. aerial socket and UPVC double glazed patio doors on to the rear garden.

### **DINING/BREAKFAST ROOM**

11' 6" x 8' 2" (3.51m x 2.49m) having UPVC double glazed window to rear, radiator, wood effect flooring and open archway leading off to:

### **KITCHEN**

11' 4" x 7' 1" (3.45m x 2.16m) having Shaker style matching wall and base units mounted upon preformed wood effect work surfaces with splashbacks, inset ceramic sink and drainer with mono mixer tap, inset induction hob with extractor hood, built-in oven, space & plumbing for automatic washing machine, space and provision suitable for fridge/freezer, wood effect flooring, UPVC double glazed window to rear and obscure double glazed composite door giving access to side passage.



### **FIRST FLOOR LANDING**

with coving to ceiling, loft access hatch, smoke detector, turned balustrade handrail, built-in airing cupboard, obscure UPVC double glazed window to side and doors leading to:

### **BEDROOM ONE**

11' 5" x 9' 11" (3.48m x 3.02m) having UPVC double glazed window to front. coving to ceiling and radiator.

### **BEDROOM TWO**

11' 9" x 11' 4" (3.58m x 3.45m) having UPVC double glazed window to rear, coving to ceiling and radiator.

### **BEDROOM THREE**

7' 2" x 7' 1" max (2.18m x 2.16m max) having UPVC double glazed window to front, built-in wardrobe and radiator.



### **BATHROOM**

having a modern white suite comprising of pedestal wash hand basin, low level W.C., panelled bath with fitted electric shower over and shower splash screen, full height ceramic wall tiling around the bath area and half height for the remainder, tile effect floor, heated towel rail, ceiling spot lights, obscured UPVC double glazed window to rear aspect.

### **GARAGE**

(not measured) with up and over entrance door.

### **OUTSIDE**

the property lies behind a driveway providing off road parking and leading up to the single garage, with fore garden and herbaceous borders.

To the rear is a shaped block paved patio leading onto a landscaped lawned garden with various herbaceous borders and garden shed.

### **COUNCIL TAX**

Council Tax BAND B - Lichfield District Council



### **FURTHER INFORMATION/SUPPLIERS**

Drainage & Water – South Staffs  
Electric and Gas – Octopus Energy  
Broadband – EE

For broadband and mobile phone speeds and coverage, please refer to the website below:  
<https://checker.ofcom.org.uk/>

### **AGENTS NOTE**

We have been advised that the property has approved planning for the conversion of the garage and 1st floor side extension, for further details please check Lichfield Council Planning Portal.

### **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.



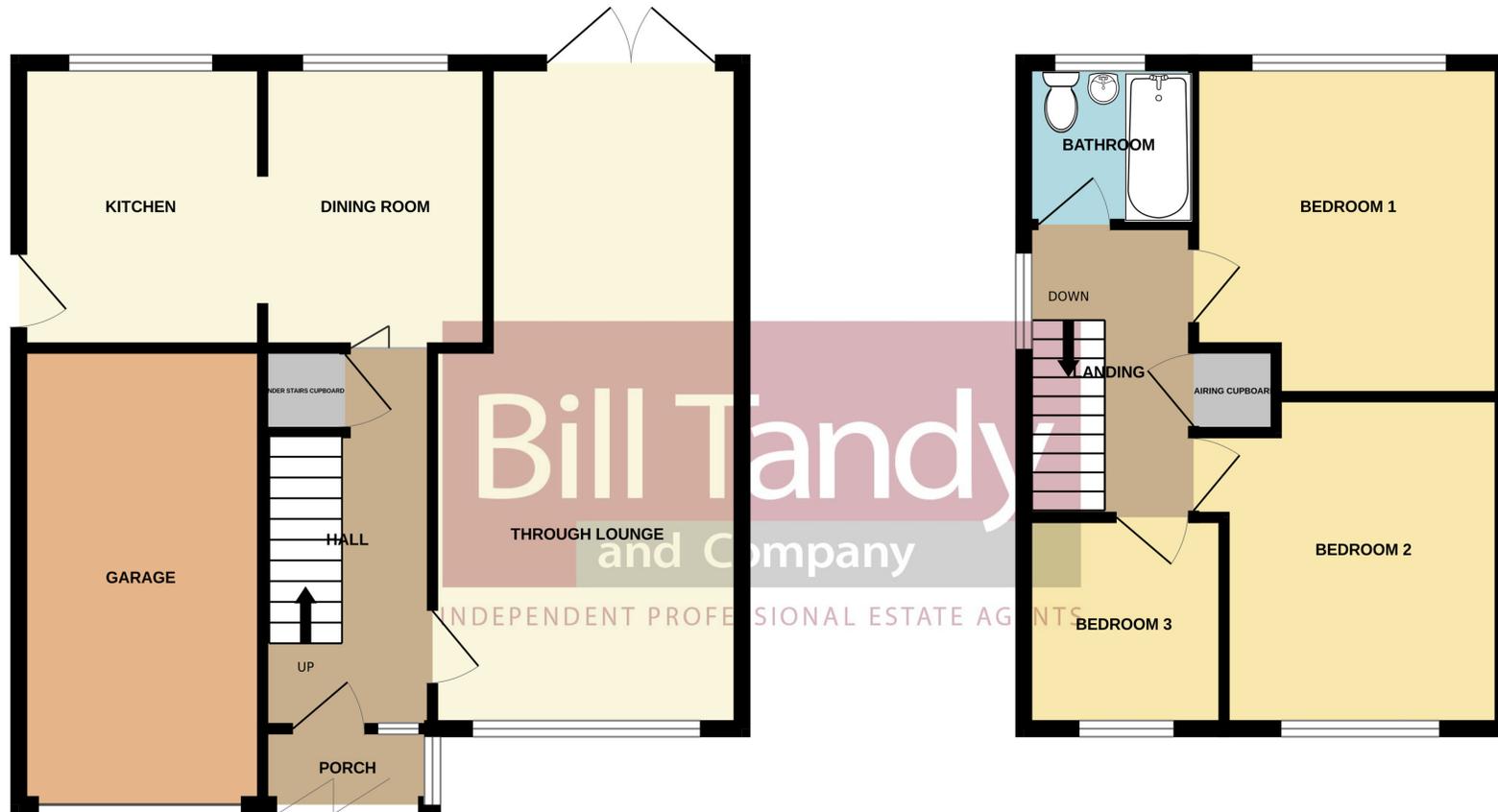
### **VIEWING**

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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