



62 Boney Hay Road, Burntwood, Staffordshire, WS7 9AL

Bill Tandy
and Company
INDEPENDENT PROFESSIONAL ESTATE AGENTS

**62 Boney Hay Road, Burntwood,
Staffordshire, WS7 9AL**

£215,000

OFFERS OVER - NO CHAIN

Deceptively spacious modern three bedroom semi detached property including master en suite and sold with the benefit of no onward chain. Perfectly situated along Boney Hay Road to enjoy easy access to the highly regarded local schools as well as excellent local amenities at the ever popular nearby Swan Island, the property itself, while in need of some minor cosmetic updating, has been well cared for by its current owner. The accommodation briefly comprises of; entrance hall, guests cloakroom, fitted kitchen, main living space, first floor landing, two good double bedrooms with the main having an en suite shower room along side a further single bedroom and family bathroom. The property has a good sized rear garden, as well as driveway offering parking for two cars.



ENTRANCE HALL

approached via a UPVC opaque double glazed front entrance door and having ceiling light point, radiator, wood effect flooring, stairs to first floor and door to:

GUESTS CLOAKROOM

having UPVC opaque double glazed window to side, white suite comprising low level W.C. and pedestal wash hand basin with tiled splashback, radiator, ceiling light point and extractor fan.

FITTED KITCHEN

3.00m x 2.50m (9' 10" x 8' 2") having pre-formed roll top work surface with wood effect Shaker style base cupboards and tiled splashbacks, matching wall mounted cupboards, inset one and a half bowl sink and drainer with mono mixer tap, four ring gas hob with overhead extractor and oven below, space and plumbing for washing machine, integrated dishwasher, tiled floor, UPVC double glazed window to front, radiator and recessed downlights.

LIVING ROOM

4.70m x 4.10m (15' 5" x 13' 5") having UPVC double glazed window and UPVC double glazed double doors leading out to the rear patio, two radiators, two ceiling light points and understairs storage cupboard.

FIRST FLOOR LANDING

having a UPVC opaque double glazed window to side, ceiling light point, loft access hatch and over stairs cupboard housing the combination boiler. Doors lead off to further accommodation.

BEDROOM ONE

2.90m x 2.80m (9' 6" x 9' 2") having UPVC double glazed window to rear, ceiling light point, radiator and door to:



EN SUITE SHOWER ROOM

2.50m x 1.30m (8' 2" x 4' 3") having white suite comprising low level W.C., pedestal wash hand basin with tiled splashback and double shower cubicle with glazed sliding door, floor to ceiling and mains plumbed shower fitment, radiator, ceiling light point and extractor fan.

BEDROOM TWO

2.90m x 2.50m (9' 6" x 8' 2") having UPVC double glazed to front, ceiling light point and radiator.

BEDROOM THREE

2.10m x 2.00m (6' 11" x 6' 7") having UPVC double glazed window to front, ceiling light point and radiator.

FAMILY BATHROOM

2.30m x 1.80m (7' 7" x 5' 11") having white suite comprising low level W.C., pedestal wash hand basin and panelled bath with overhead electric shower fitment, tiled splashbacks, UPVC opaque double glazed window to rear, wall mounted shaver socket, recessed downlights, central ceiling light point and extractor fan.



OUTSIDE

To the front the property is set back from the road with a paved path leading to the front door and a pebbled foregarden with bedding plants, and to the side is a tarmac driveway providing parking for two cars with border to the side with mature trees and shrubs. A gate leads into the rear garden which has a large paved patio seating area with bedding plant area and lawned garden beyond with fenced and walled perimeters and decorative bedding plant border.

COUNCIL TAX

Band B.

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 prior to a sales memorandum being issued. This charge is non-refundable.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		88
(69-80)	C	75	
(55-68)	D		
(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.

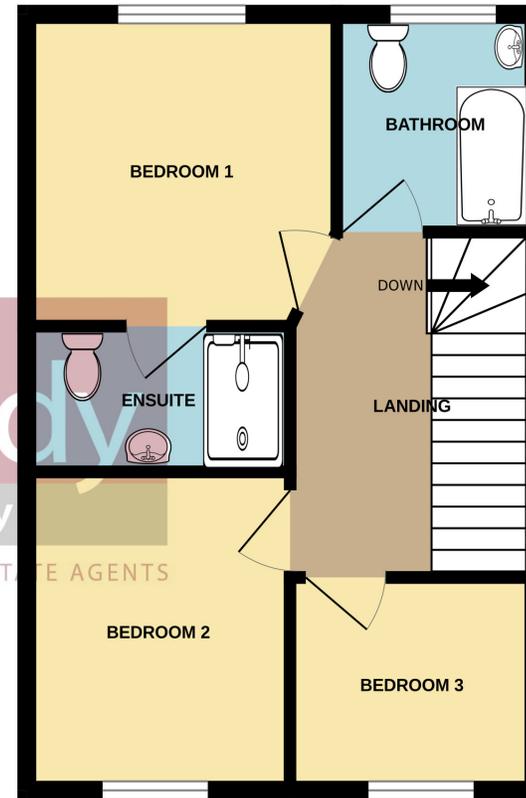
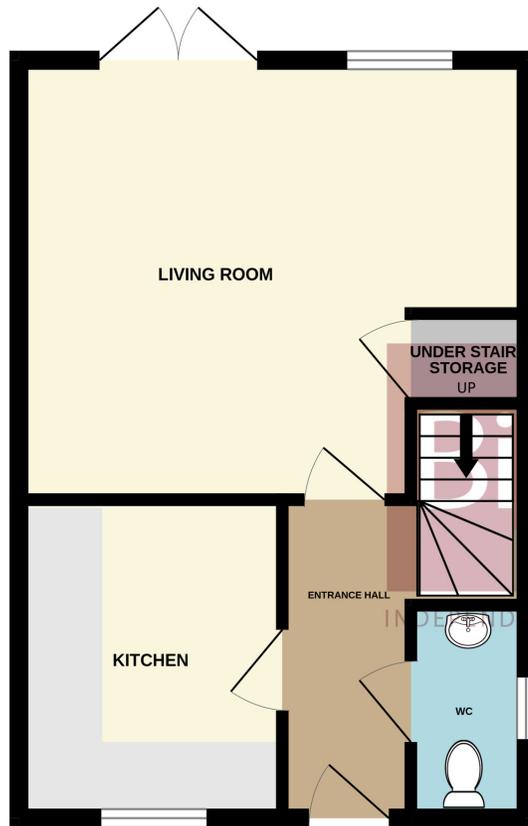
VIEWING

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

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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