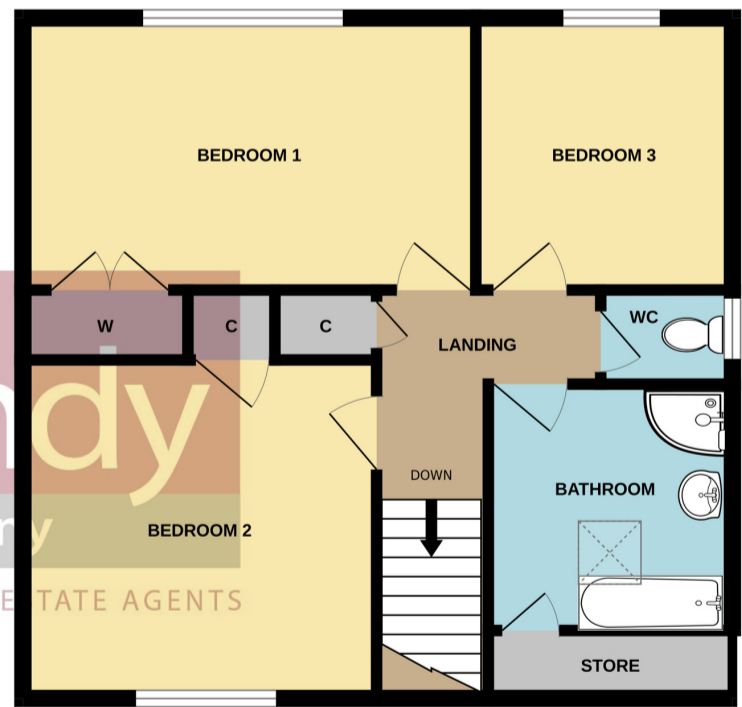
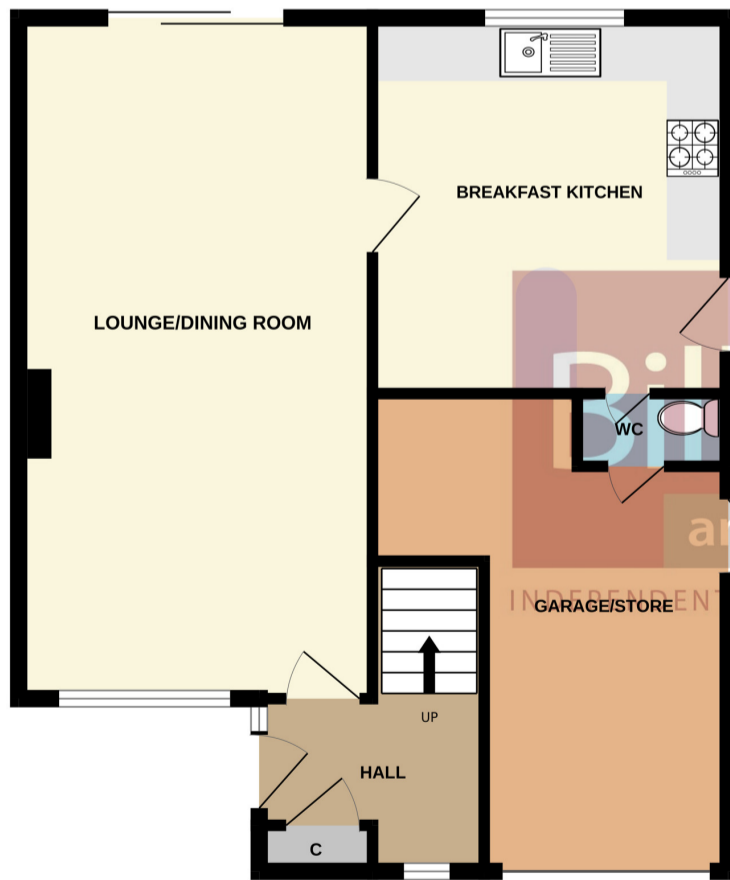




GROUND FLOOR

1ST FLOOR



13, HIGHFIELD AVENUE, BURNTWOOD, WS7 9AW

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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**13 Highfield Avenue, Burntwood,
Staffordshire, WS7 9AW**

£270,000 Freehold

Bill Tandy and Company, Burntwood, are delighted to offer for sale this superbly presented and updated semi detached property, located a short distance away from the Burntwood Town centre. Located on Highfield Avenue the property is ideally located with shops nearby, and further amenities can be found a short distance away in the cathedral city of Lichfield. The present owners have substantially improved the property and for this reason internal viewings are strongly encouraged for the property to be fully appreciated. The accommodation comprises reception hall, through lounge/dining room, updated breakfast kitchen, guests cloakroom, three first floor bedrooms and a modern bathroom. Outside there is parking to the front with two parking areas, a former garage now used for storage and a side gate leads to the substantially improved rear garden.



RECEPTION HALL

approached via a double glazed entrance door and having double glazed windows to front and side, laminate floor, radiator, stairs to first floor and store cupboard having space for tumble dryer.

THROUGH LOUNGE/DINING ROOM

6.59m x 3.38m (21' 7" x 11' 1") having double glazed window to front, tilt and slide double glazed sliding doors to rear, two radiators and a feature and focal point fireplace having a marble hearth and inset with wooden surround and mantel above housing an inset gas fire.

BREAKFAST KITCHEN

3.43m x 3.19m (11' 3" x 10' 6") having tile look laminate floor, double glazed window to rear with electrically operated shutters, spotlighting, base and wall mounted storage cupboards, round edge work tops and matching splashback, inset one and a half bowl Astracast sink, Bosch electric hob, Bosch oven with microwave above, appliances include dishwasher and washing machine, breakfast bar, radiator, space for fridge/freezer, ceiling spotlighting and double glazed door to side.

GROUND FLOOR W.C.

having aqua boarding surround and ceiling, radiator, low flush W.C. and door to garage.

FIRST FLOOR LANDING

having loft access with pulldown ladder, cupboard with shelving housing the Vaillant boiler and doors open to:

BEDROOM ONE

4.32m x 2.69m (14' 2" x 8' 10") having double glazed window to rear, radiator and useful built-in wardrobe with double doors.



BEDROOM TWO

3.36m x 2.92m (11' 0" x 9' 7") having built-in wardrobe, double glazed window to front and radiator.

BEDROOM THREE

2.70m x 2.30m (8' 10" x 7' 7") having double glazed window to rear and radiator.

UPDATED BATHROOM

having useful eaves storage, skylight to front, column designer radiator and modern white suite comprising vanity unit with inset wash hand basin, bath, shower cubicle with shower appliance over and aqua boarding surround and spotlighting.

SEPARATE W.C.

having obscure double glazed window to side, radiator and low flush W.C.

OUTSIDE

To the front of the property is a block paved driveway leading to the garage and there is a pathway to the side entrance door. There are paved steps and a raised parking area ideal for caravan storage and external lighting. To the rear of the property is a paved patio with railings and gate, shaped lawn, storage shed, conifers and fencing.



GARAGE STORE

5.28m max (4.22m min) x 3.23m max (2.27m min) (17' 4" max 13'10" min x 10' 7" max 7'5" min) approached via an up and over entrance door and having door to side, recess with shelving ideal for storage and additional under stairs storage recess.

COUNCIL TAX

Band C.

FURTHER INFORMATION/SUPPLIERS

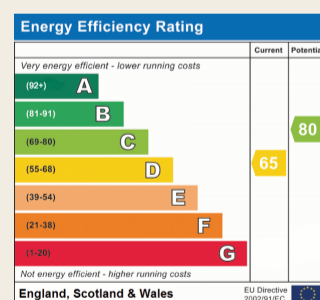
Drainage - Mains drainage - South Staffs Water.

Electric and Gas supplier - British Gas

T.V and Broadband - Virgin

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

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.