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78 Hospital Road, Burntwood, Staffordshire, WS7 0EQ

Bill Tandy
and Company

INDEPENDENT PROFESSIONAL ESTATE AGENTS

**78 Hospital Road, Burntwood,
Staffordshire, WS7 0EQ**

£295,000

Offers in Region of

Bill Tandy and Company, Burntwood, are pleased to present to the market this superb opportunity to secure this three bedroom detached home, being sold with the benefit of no onward chain. Requiring cosmetic updating the property enjoys a lovely setting at the edge of Burntwood with far reaching views to the front. Situated opposite the playing fields on Hospital Road, this conveniently located property benefits from good popular local schools as well as easy access to local shops and amenities at the popular Swan Island. This deceptively spacious accommodation comprises briefly comprises porch entrance, welcoming reception hall, 'L' shaped living/dining room, breakfast kitchen, ground floor bathroom with separate W.C. and ground floor double bedroom. There are two double bedrooms upstairs, with the larger having an en-suite W.C. and outside there are front and back gardens, integral garage and off road parking. An early viewing of this property is considered essential to fully appreciate the accommodation on offer.



PORCH

approached via a glazed UPVC front door with matching side panel, further matching panel to side, tiled flooring, ceiling light point and wooden framed opaque glazed door with wooden framed opaque glazed side panel opening to:

THROUGH RECEPTION HALL

having stairs to first floor with under stairs cupboard, radiator, ceiling light point and doors to further accommodation.

'L' SHAPED DINING KITCHEN

7.70m max (3.50m min) x 5.00m max (2.70m min) (25' 3" max 11'6" min x 16' 5" max 8.10" min) the lounge area has ceiling light point, UPVC double glazed sliding door out to the rear patio with matching side panels, focal point brick built fireplace surround with tiled hearth and inset living flame gas fire. The Dining Area has a further ceiling light point, radiator, UPVC double glazed window to side and wooden framed opaque glazed windows looking through to the kitchen.

KITCHEN

3.90m x 3.10m (12' 10" x 10' 2") having matching base and wall mounted cupboards, pre-formed work surfaces with tiled splashbacks, inset sink and drainer with mixer tap, space and plumbing for washing machine, free-standing gas cooker, wooden panelling to one wall, door to pantry with original cold slab and UPVC opaque double glazed window to side, UPVC double glazed door leading to the side access and a wooden frame opaque glazed door to a side vestibule with light point and which leads to a storage space with Worcester boiler.



GROUND FLOOR BEDROOM THREE

3.60m x 2.90m (11' 10" x 9' 6") having ceiling light point, radiator and double glazed bow window to front overlooking the fields beyond.

GROUND FLOOR BATHROOM

having half height tiled walls extending to full height around the bath and wash hand basin areas, panelled bath with electric shower fitment over, pedestal wash hand basin, ceiling light point, radiator and opaque double glazed window to side.

SEPARATE W.C.

having ceiling light point, low level W.C. and opaque double glazed window to side.

FIRST FLOOR LANDING

having ceiling light point, loft access hatch, airing cupboard housing the hot water tank and doors lead off to further accommodation.



BEDROOM ONE

5.10m x 3.90m (16' 9" x 12' 10") having ceiling light point, radiator, double glazed dormer window to rear, vanity wash hand basin with tiled splashback and a reduced height door leads to an:

EN SUITE W.C.

having ceiling light point, low level W.C., narrow UPVC double glazed window to side and door to eaves storage.

BEDROOM TWO

5.10m x 2.60m (16' 9" x 8' 6") having ceiling light point, radiator and built-in wardrobe.



OUTSIDE

The property is set well back from the road behind a block paved driveway providing parking for at least two cars and there is a lawned foregarden with small bedding plant border and overlooks playing fields to the front. There is a gate leading to a side access which gives access to the rear garden which is mainly laid to lawn and having shaped paved pathway, patio seating area, borders with mature shrubs and plants, hardstanding for shed and fenced boundaries.

INTEGRAL GARAGE

approached via an up and over entrance door.

COUNCIL TAX

Band D.

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

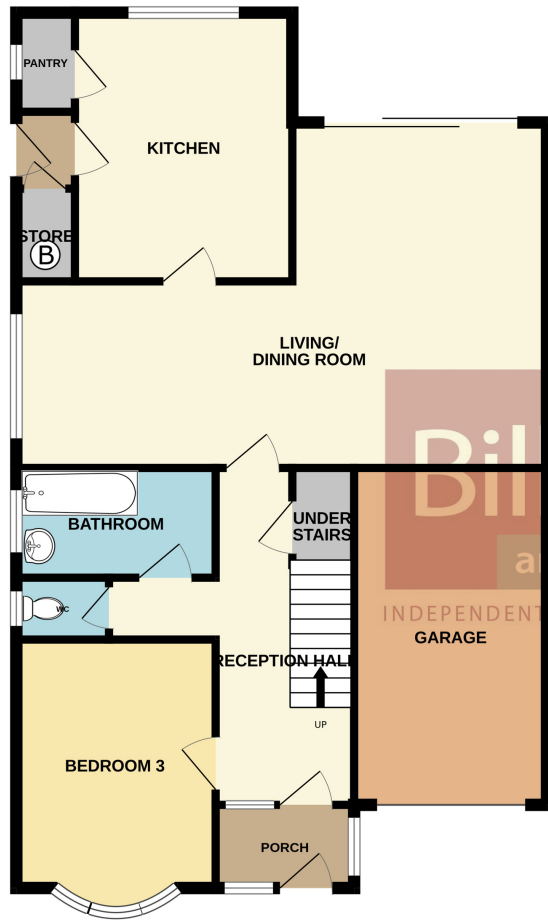
Our client advises us that the property is Freehold. Should you proceed with the purchase of the property these details must be verified by your solicitor.

VIEWING

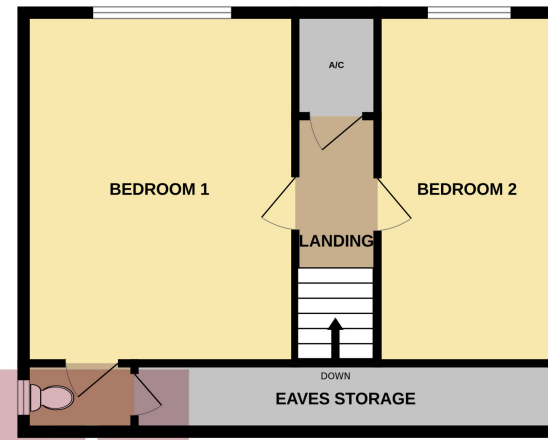
By arrangement with the Selling Agents, Bill Tandy and Company, 16 Cannock Road, Burntwood, Staffordshire, WS7 0BJ on 01543 670 055 or burntwood@billtandy.co.uk

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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