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93 Lichfield Road, Burntwood, Staffordshire, WS7 0HQ

**Bill Tandy**  
and Company

INDEPENDENT PROFESSIONAL ESTATE AGENTS



**93 Lichfield Road, Burntwood,  
Staffordshire, WS7 0HQ**

**£230,000**

\*EXCELLENT FIRST TIME BUY / INVESTMENT OPPORTUNITY WITH FURTHER SCOPE FOR IMPROVEMENT ON OFFER\*A fantastic opportunity to acquire a traditional extended two-bedroom semi-detached home, offering excellent further potential (subject to the necessary planning permissions), ideally located on Lichfield Road. The property enjoys a convenient position with easy access to a wide range of local amenities, excellent public transport links and highly regarded local schools, including Fulfen Primary School. Set well back from the road, the property is approached via a gated driveway providing off-road parking for multiple vehicles. Internally, the accommodation briefly comprises a welcoming reception hall, fitted kitchen, spacious living room and guest W.C. To the first floor are two generous double bedrooms and a family bathroom. Externally, the property benefits from a well-proportioned rear garden with the added bonus of an insulated summerhouse positioned at the end of the garden, ideal for home working, hobbies or additional storage. Viewing is encouraged to fully appreciate the potential and desirable location on offer.



#### **RECEPTION HALL SIDE EXTENSION**

approached via a UPVC double glazed front entrance door with UPVC double glazed side panel and having work surface with space for tumble dryer below, space for free-standing fridge/freezer, wall mounted storage cupboards, two Velux double glazed windows and UPVC double glazed door and side panel leading out to the rear garden. Door to guests cloakroom and UPVC double glazed door to breakfast kitchen.

#### **GUESTS W.C.**

having low level W.C., ceiling light point, storage shelving and UPVC opaque double glazed window to rer.

#### **BREAKFAST KITCHEN**

3.90m x 2.60m (12' 10" x 8' 6") having quarry tiled floor, feature traditional open fireplace with stone mantel and hearth, traditional wooden kitchen units, inset sink and drainer, part tiled walls, work surfaces to the side with space and plumbing beneath for white goods, traditional wooden storage cupboards to side, space for free-standing gas cooker, UPVC double glazed window to rear, fluorescent ceiling light and access to under stairs cupboard which is currently used as a pantry. An internal oak door opens to the lounge.

#### **LOUNGE**

4.50m x 3.60m (14' 9" x 11' 10") having focal point fireplace with brick hearth and mantel housing an inset gas fire with back boiler, UPVC double glazed windows to front, ceiling light point and oak door to the hall.

#### **HALL**

approached via an opaque glazed front entrance door from the porch and having stairs to first floor.

#### **PORCH**

approached via a UPVC double glazed front entrance door and matching UPVC double glazed side panels to either side.



#### **FIRST FLOOR LANDING**

having a UPVC opaque double glazed window to side, ceiling light point, loft access hatch and doors leading to further accommodation.

#### **BEDROOM ONE**

3.50m x 3.20m (11' 6" x 10' 6") having two UPVC double glazed windows to front, ceiling light point, radiator and central chimney breast with storage cupboards built-in to either side.

#### **BEDROOM TWO**

3.00m x 2.50m min to chimney breast (9' 10" x 8' 2" min to chimney breast) having UPVC double glazed window to rear, ceiling light point, radiator and chimney breast with built-in cupboards to each side.

#### **SHOWER ROOM**

1.70m x 1.60m (5' 7" x 5' 3") having white suite comprising pedestal wash hand basin, low level W.C. and enclosed corner shower cubicle with glazed entrance door and mains plumbed shower fitment, wall tiling, ceiling light point, radiator and UPVC opaque double glazed window to rear.



### OUTSIDE

The property is set well back from the road having post and rail timber gates reinforced with a steel ramraid bar for additional security opening onto a pebble frontage with parking for multiple vehicles and having hedging, half height fencing to either side and block paved area for bin storage. To the rear is a landscaped garden having a lovely paved patio seating area with two small steps down to the garden which is laid to lawn with a central paved path leading to a further paved seating area and hardstanding area in front of the insulated summer house, timber built kennel, stone pebbled border and raised flower bed.

### INSULATED SUMMER HOUSE

3.50m x 2.90m (11' 6" x 9' 6") of timber construction on a concrete base, being fully insulated and having tiled roof, power and light, timber flooring and opaque glazing to the front. A door to the side leads to a Shelved Storage Area 3.00m x 1.20m (9' 10" x 3' 11") having fluorescent light fitting and comprehensive shelving.

### COUNCIL TAX

Band B.



### FURTHER INFORMATION/SUPPLIES

Mains drainage, water, electricity and gas connected. For broadband and mobile phone speeds and coverage, please check the Ofcom website. Please refer to Key Facts for Buyers.

### 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 Once an offer is accepted on a property marketed by Bill Tandy and Company Estate prior to a sales memorandum being issued. This charge is non-refundable.



### 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.

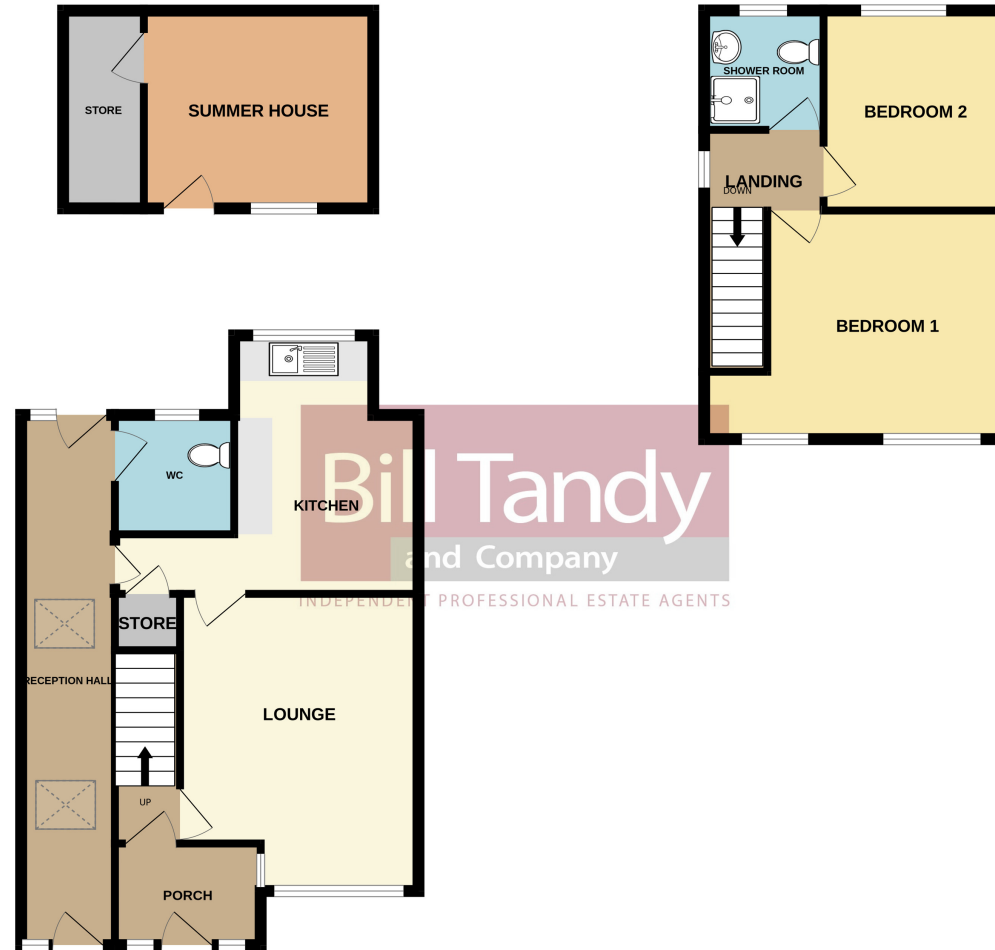
### VIEWING

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  
677 sq.ft. (62.9 sq.m.) approx.

1ST FLOOR  
321 sq.ft. (29.8 sq.m.) approx.



TOTAL FLOOR AREA: 998 sq.ft. (92.7 sq.m.) approx.

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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