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11 Woodland Way, Burntwood, Staffordshire, WS7 4UP

Bill Tandy
and Company

INDEPENDENT PROFESSIONAL ESTATE AGENTS

**11 Woodland Way, Burntwood,
Staffordshire, WS7 4UP**

£150,000

** MODERN MID-TERRACED HOUSE IN A SECLUDED POSITION ** THREE BEDROOMS ** NO UPWARD CHAIN ** Bill Tandy and Company Burntwood are delighted to offer for sale this modern mid-terraced house with part electric heating set on a secluded position and approached by a pedestrian access. Set to the front of the property is a block paved front pathway with lawn and access to front entrance door. Internally the property comprises an entrance porch, dining room, kitchen and rear lounge with access to rear garden. To the first floor are three bedrooms and bathroom. Further gardens to rear. The property benefits from having no upward chain and council tax band A.



THE PROPERTY IS ARRANGED ON TWO FLOORS TO COMPRISE

ON THE GROUND FLOOR TO COMPRISE PORCH

providing useful storage area, access from a side door and internal door opens to

DINING ROOM

Double glazed window to front, electric heater, cloaks area and off leads to

KITCHEN

Double glazed front window, kitchen units comprise base and wall mounted cupboards, work tops above with an inset sink unit, spaces for cooker, fridge/freezer and washing machine.

LOUNGE

Double glazed rear window and door to garden, stairs to first floor with understairs recess, fireplace.



FIRST FLOOR LANDING

Stairs from the ground floor lounge ascend to the first floor landing with loft access, door to airing cupboard. Doors open to

BEDROOM 1

Rear double glazed window and built in wardrobe.

BEDROOM 2

Double glazed front window.

BEDROOM 3

Double glazed window to rear.

BATHROOM

window to front, suite comprises a pedestal wash hand basin, low flush w.c., and bath.



OUTSIDE

Set to the front of the property is a shared block paved pathway with lawn area.

Set to the rear is a paved patio, lawn beyond, trees and shrubs.

COUNCIL TAX BAND A



VIEWING

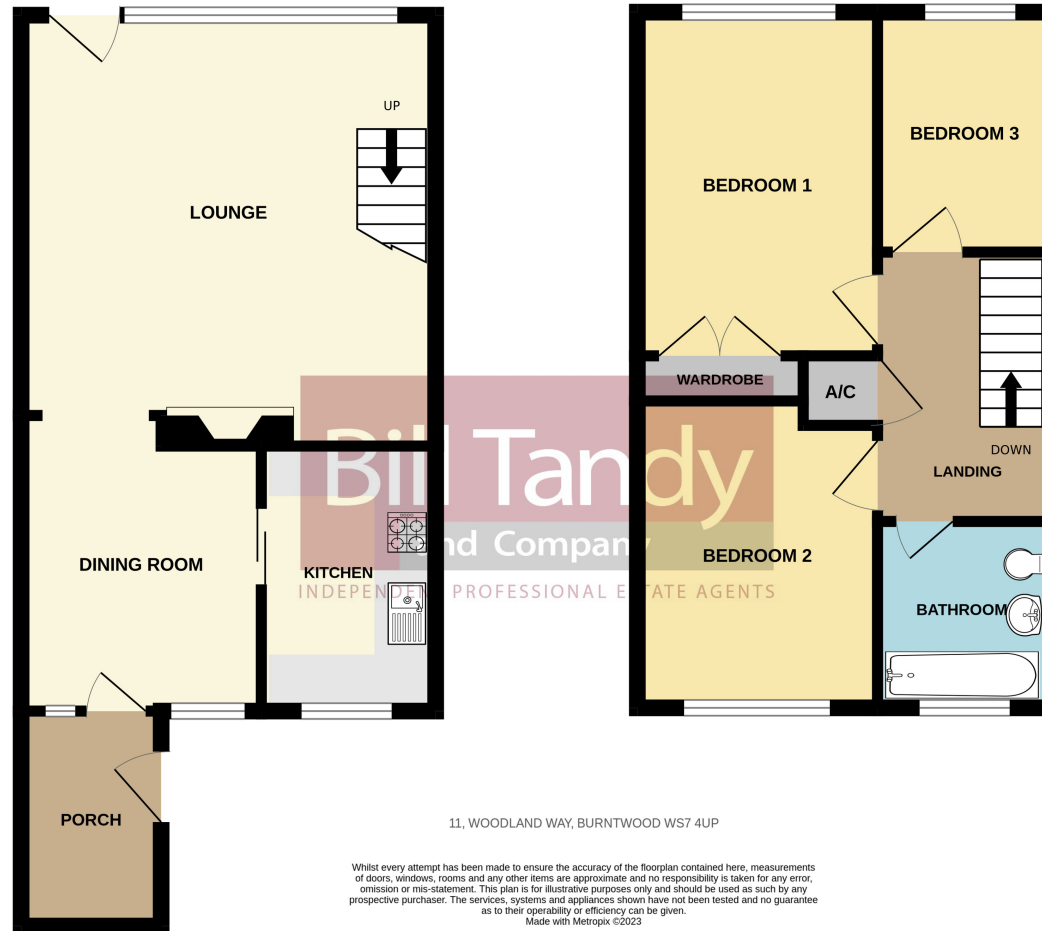
By arrangement with the Selling Agents, Bill Tandy and Company, 16 Cannock Road, Burntwood, Staffordshire, WS7 0BJ on 01543 670 055 or burntwood@billtandy.co.uk

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



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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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