



Bill Tandy
and Company
FOR SALE
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billtandy.co.uk

28 Gorstey Lea, Burntwood, Staffordshire, WS7 9DH

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INDEPENDENT PROFESSIONAL ESTATE AGENTS

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£258,000

A delightful two bedroom link detached bungalow in a pleasant cul-de-sac setting offered on the market with no onward chain. Gorstey Lea is well positioned offering easy access to the popular Swan Island with the shopping and lifestyle amenities available there along with the excellent public transport links and access to the heath centre on Lichfield Road. The bungalow is set back behind a fore garden and driveway which leads to a single garage, the well planned accommodation in brief comprises entrance hall, good sized lounge, kitchen, inner hallway, two double bedrooms and modern re-fitted shower room. Furthermore there is a fore garden and a delightful enclosed low maintenance garden to the rear.



ENTRANCE HALL

approached via a UPVC entrance door with obscure double glazed matching side screen, radiator, storage shelf, sliding door to kitchen and further door to:

LOUNGE

16' 10" x 11' 2" (5.13m x 3.40m) with UPVC double glazed bow window to front, focal point feature wooden fireplace surround with mantelpiece and raised tiled hearth with tiled inset housing a gas fire, ornamental ceiling beams, two ceiling light points, radiator, T.V. aerial socket and door to inner hallway.

KITCHEN

9' 6" x 8' 11" (2.90m x 2.72m) having a range of matching wooden fronted wall and base units incorporating display cabinets, complementary roll top work surfaces, part ceramic wall tiling, inset acrylic sink and drainer with mono tap, space and provision suitable for a cooker, plumbing and recess for automatic washing machine, space for fridge/freezer, fluorescent ceiling strip light, UPVC double glazed window and part double glazed UPVC door to the side.

INNER HALLWAY

with smoke detector, built-in airing cupboard housing Baxi central heating boiler and doors leading off to:

BEDROOM ONE

12' 5" x 10' 5" (3.78m x 3.18m) with UPVC double glazed window to rear, radiator and built-in triple wardrobes.

BEDROOM TWO

9' 2" x 11' 1" (2.79m x 3.38m) with UPVC double glazed window and part double glazed UPVC door giving access to the rear garden, coving to ceiling and radiator.



MODERN RE-FITTED SHOWER ROOM

having a modern white suite comprising pedestal wash hand basin and low level W.C. along side the low lip double walk in mains plumbed shower with glazed bi-fold splash screen, complementary floor to ceiling wall tiling, stainless steel heated towel rail, loft access hatch and obscure UPVC double glazed window to side.

OUTSIDE

Occupying a pleasant cul de sac setting along Gorstey Lea, the bungalow sits back behind a shaped lawned fore garden incorporating herbaceous flower and shrub display beds and borders. A tarmac driveway extends up to the garage providing parking for two vehicles, and a paved pathway giving access to the entrance door with overhead courtesy light. To the rear of the property is a delightful fence enclosed low maintenance garden which offers a good degree of privacy having paved patio seating area, paved pathways, various centrally placed herbaceous flower and shrub beds against display borders and courtesy lights to the rear of the bungalow.



GARAGE

(not measured) approached via an up and over entrance door and having light and power points and UPVC courtesy door to the rear garden.

COUNCIL TAX BAND

BAND C

FURTHER INFORMATION/SUPPLIERS

Drainage & Water – connected

Electric and Gas – connected

Phone – connected

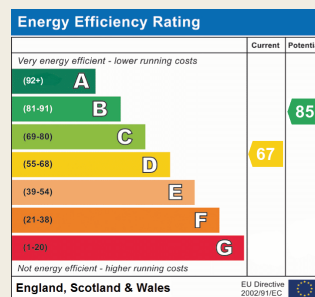
For broadband and mobile phone speeds and coverage, please refer to the website below:

<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.



TENURE

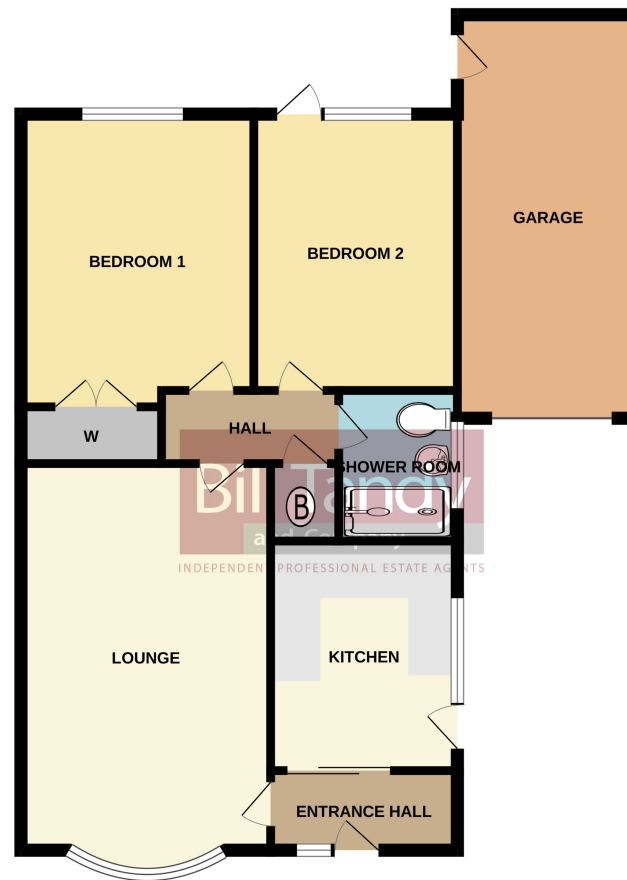
Our client advises us that the property is Freehold. Should you proceed with the purchase of the property these details must be verified by your solicitor.

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



28 GORSTEY LEA, BURNTWOOD WS7 9DH

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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