



52 Redwood Drive, Burntwood, Staffordshire, WS7 2AS

**Bill Tandy**  
and Company  
INDEPENDENT PROFESSIONAL ESTATE AGENTS

**52 Redwood Drive, Burntwood,  
Staffordshire, WS7 2AS**

**£235,000**

## Offers in Region of

Sold with No Onward Chain! Number 52 Redwood Drive is a delightful three bedroom semi-detached property situated in this popular residential location and is well presented throughout, with the benefit of having solar panels, upvc double glazing, upvc fascia & guttering, gas central heating and garage to rear. It is well placed to take advantage of local shopping facilities at the local Ryecroft Shopping Centre and further shopping at both Sankeys Corner Precinct and Swan Island shopping centre, together with a range of further facilities including Doctors Surgery, Library, good local schooling and the excellent leisure facilities at Burntwood Recreation Centre.

Commuters are well catered for with the A5, A38 and the nearby M6 Toll Road, all of which provide fast onward journeys to both East and West Midlands commercial centres. For the rail commuter there are both Cross City



### THROUGH ENTRANCE HALL

complete with upvc double glazed side entrance door with obscure glazed inserts, wooden style laminate flooring, telephone point, useful storage cupboard, smoke detector, stairs rising to first floor accommodation and doors leading through to:

### LOUNGE

15' x 14' 6" (4.57m x 4.42m) with wall to wall upvc double glazed windows with central upvc double glazed french doors to rear garden, modern floating electric pebble fire, wooden style laminate flooring and useful built in under stairs storage cupboard.

### KITCHEN

11' 10" x 8' 5" (3.61m x 2.57m) having a range of matching wall and base units incorporating roll top work surfaces with matching breakfast bar and part ceramic wall tiling, inset stainless steel sink and drainer with hot and cold mixer tap, gas hob with overhead extractor and eye-level oven, further space for an American style fridge freezer, plumbing for automatic washing machine, tiled flooring and upvc double glazed window to front aspect

### GUEST CLOAKROOM

comprising low level w.c., pedestal wash hand basin, stone tile effect laminate flooring and upvc opaque double glazed window to front aspect.

### FIRST FLOOR LANDING

with upvc double glazed window to side aspect, loft access hatch, built in storage cupboard housing the combi boiler and with shelving and doors leading off to:



### BEDROOM ONE

12' 3" x 8' 4" (3.73m x 2.54m) comprising upvc double glazed window to rear aspect coved ceiling and built in wardrobe.

### BEDROOM TWO

11' 4" x 8' 4" (3.45m x 2.54m) comprising upvc double glazed window to front aspect, coved ceiling and built in wardrobe.

### BEDROOM THREE

8' 5" x 5' 11" (2.57m x 1.80m) with upvc double glazed window to rear aspect.

### BATHROOM

complete with modern white suite comprising of, panelled bath with shower above, low level w.c., pedestal wash hand basin and full height ceramic wall tiling with aqua panelled walls around the bath area, wood effect flooring obscured upvc double glazed window to the front aspect.



## OUTSIDE

To the front of the property there is a lawned fore garden and pathway leading up to entrance door and gateway giving access to the rear.

To the rear of the property there is a fence enclosed garden comprising of gravelled patio seating area, garden walling and lawned garden with display borders, and gate giving access to front of garage.

## GARAGE

(not measured) situated in a block to the rear and side of the property and having up and over entrance door, power points and lights.

## AGENTS NOTE

The property benefits from solar panels on the roof although they are not owned by the property.

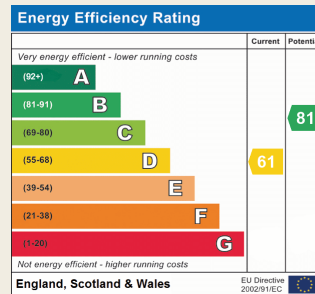
## COUNCIL TAX BAND

BAND B



## FURTHER INFORMATION/SUPPLIERS

Drainage & Water – connected  
Electric and Gas – connected  
Phone – connected



## 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.



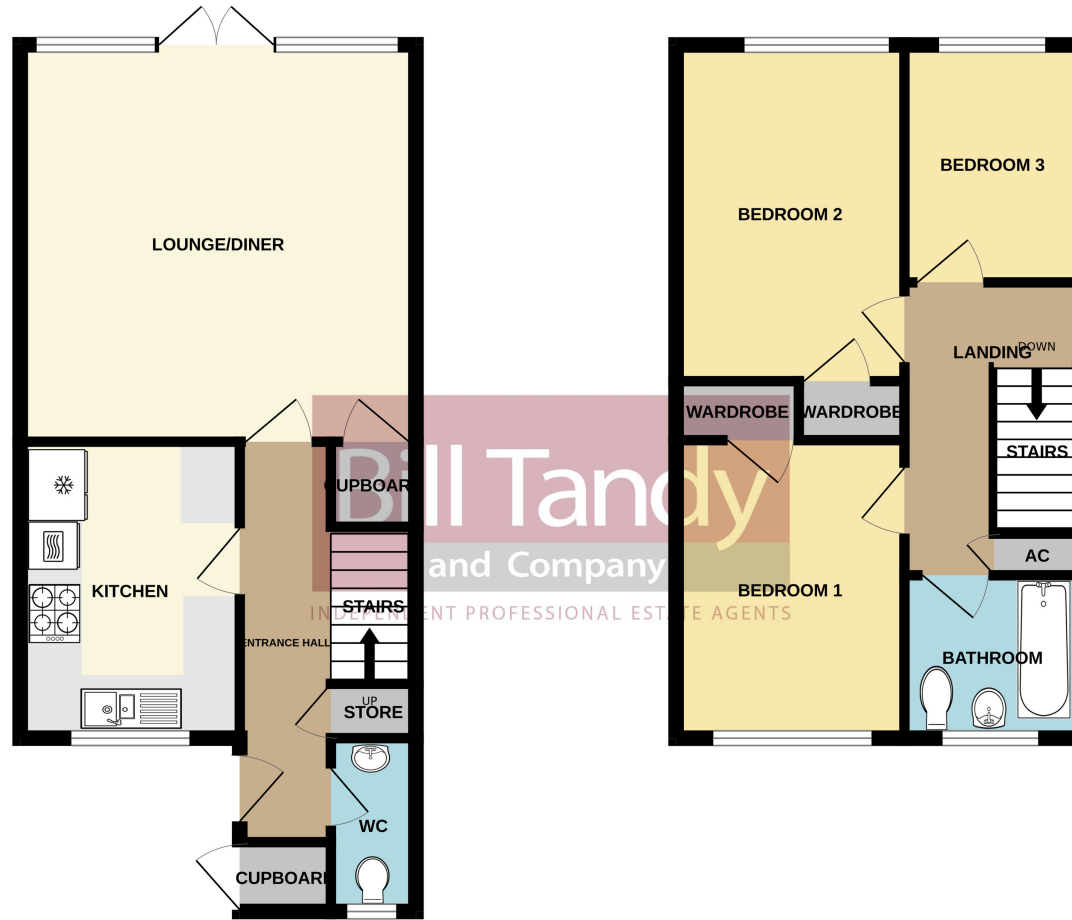
## VIEWING

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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