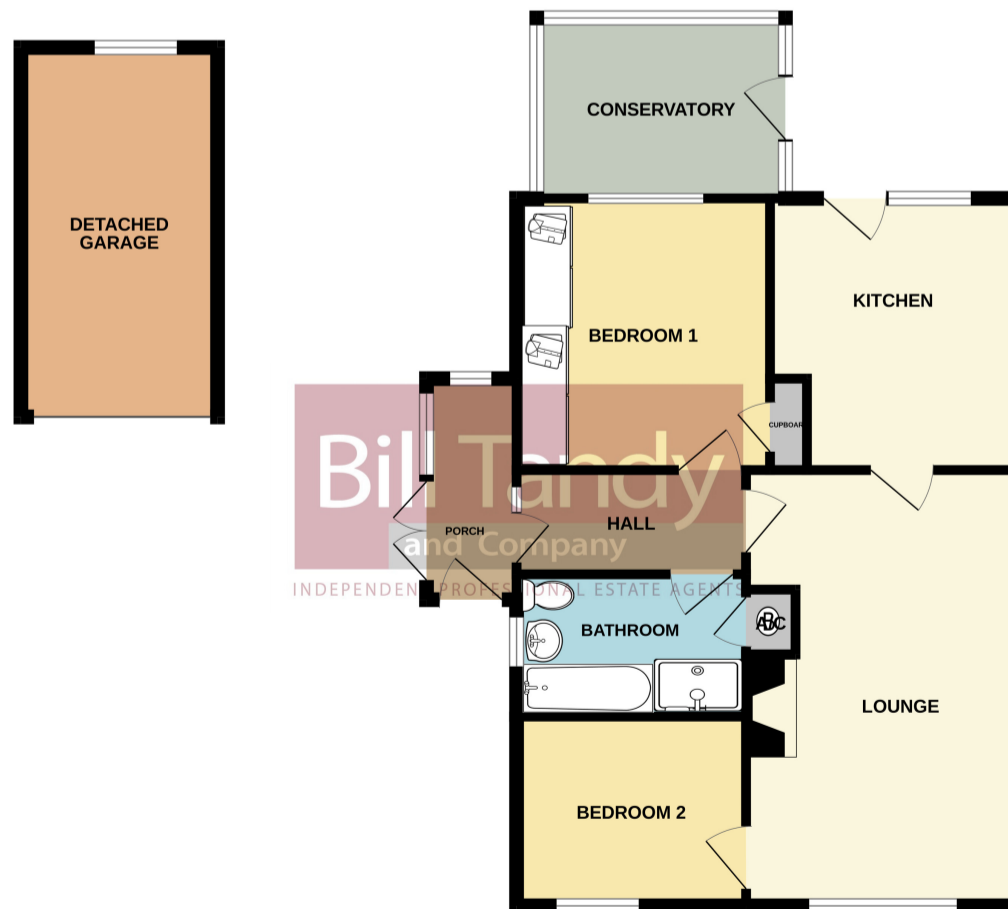




GROUND FLOOR



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.
Made with Metropix ©2024

**10 Columbian Crescent,
Burntwood, Staffordshire, WS7
2BD**

£190,000 Freehold

Bill Tandy and Company, Burntwood, are pleased to present the opportunity to acquire this two bedroom semi detached bungalow set within a popular residential location, with the added benefit of No Onward Chain. In need of general refurbishment the property also boasts an extensive drive, detached garage and a lovely spacious enclosed garden to the rear with a south westerly aspect and is perfectly situated to take full advantage of the nearby shopping and lifestyle amenities available at Sankey's Corner. The property comprises in brief of; porch entrance, entrance hall, two bedrooms, bathroom and good size lounge on the front with the kitchen overlooking the garden, not forgetting the conservatory and detached garage with plenty of off road parking. An early viewing of this property is considered essential to fully appreciate the size of plot on offer.



PORCH ENTRANCE

approached via an opaque glazed UPVC front entrance door and having tiled flooring, ceiling light point, double French doors with UPVC double glazed side panel opening out onto the garden, UPVC double glazed window to side and UPVC opaque double glazed door with opaque double glazed side panel opens to:

ENTRANCE HALL

having tiled flooring, radiator, ceiling light point and doors to further accommodation.

LIVING ROOM

5.60m x 3.40m max (2.80m min) (18' 4" x 11' 2" max) having two ceiling light points, two wall light points, UPVC double glazed window to front, radiator, feature focal point fireplace with gas real flame fire and doors to kitchen and bedroom two.

KITCHEN

3.20m x 3.00m (10' 6" x 9' 10") having tiled flooring, tiled splashbacks, wooden base and wall mounted units incorporating display cabinets, roll top work surfaces with space for range style cooker with overhead extractor, inset one and a half bowl sink and drainer, space and plumbing for washing machine, tumble dryer and undercounter fridge, ceiling strip light, UPVC double glazed door out to the rear garden and UPVC double glazed window to side.



BEDROOM ONE

3.20m x 3.10m max into wardrobes (10' 6" x 10' 2" max into wardrobes) having ceiling light point, radiator, UPVC double glazed window looking into the rear conservatory, wall to wall built-in wardrobes with wooden doors and further built-in cupboard on the opposite wall.

BEDROOM TWO

2.70m x 2.40m (8' 10" x 7' 10") having ceiling light point, radiator and UPVC double glazed window to front.

BATHROOM

having tiled walls and flooring, suite comprising low level W.C., pedestal wash hand basin, panelled bath and enclosed corner shower cubicle with mains plumbed shower and glazed door, radiator, ceiling light point, UPVC opaque double glazed window to side, loft access hatch and airing cupboard housing the boiler.



UPVC DOUBLE GLAZED CONSERVATORY

3.00m x 2.20m (9' 10" x 7' 3") accessed from the garden patio, having polycarbonate roof, tiled flooring, power, lighting and electric heater.

OUTSIDE

The property is set back from the road on a corner plot having a good sized lawned foregarden and a triple tandem driveway to the side providing ample parking and leading up to the garage. To the rear of the property is a very good sized garden having a paved patio area and being mainly laid to lawn and having three greenhouses, two sheds, lovely natural pond and various bedding plant borders and beds, outside power points and security lighting.

DETACHED SINGLE GARAGE

(not measured) approached via an up and over entrance door.

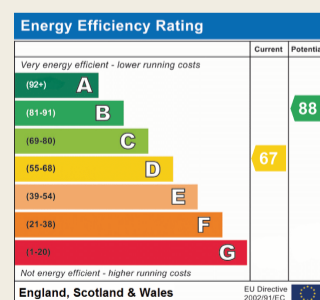


COUNCIL TAX

Band B.

FURTHER INFORMATION/SUPPLIES

Mains drainage, water, electricity and gas connected. Telephone line installed but disconnected. 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.