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10 Fieldhouse Road, Burntwood, Staffordshire, WS7 2DW

Bill Tandy
and Company

INDEPENDENT PROFESSIONAL ESTATE AGENTS

10 Fieldhouse Road, Burntwood, Staffordshire, WS7 2DW

£250,000

Situated in a cul de sac setting is this impressive and most attractively presented semi detached home which has a full width rear ground floor extension, creating an additional 120 square feet of living space. Briefly the property comprises entrance porch, reception hall, spacious lounge and modern contemporary kitchen with adjacent dining/breakfast area that is ideal for entertaining and has double doors opening to the rear garden.. To the first floor three good bedrooms and bathroom. Externally there is a neat block paved driveway which accesses the single garage. To the rear an easily maintainable garden with patio and synthetic lawn. Locally there is a shopping parade on Morley Road, a short distance from the property, that includes a Co-op food store. Further amenities are available at Swan Island and Sankeys corner, whilst the A5, A38 and M6 Toll road are all readily accessible.



ENTRANCE PORCH

Accessed via a composite entrance door. Opaque double glazed window to the side elevation. Partial panelling to walls.

RECEPTION HALL

Accesses via a composite and glazed door. With stairs rising to the first floor, understairs storage cupboard, central heating radiator with cover.

LOUNGE

21' 0" x 10' 7" (6.40m x 3.23m) With double glazed bow window to the front elevation, central heating radiator, central feature fireplace incorporating a living flame effect fire.

KITCHEN

14' 9" x 9' 5" (4.50m x 2.87m) With a range of contemporary units at eye and base level providing work surface, storage and appliance space. Four ring stainless steel hob with extractor over and electric oven beneath. One and a quarter bowl sink unit with mixer tap over, space for a washing machine, Voreke wall mounted central heating boiler, double glazed window to the rear elevation, central heating radiator, kick board lighting.

DINING/BREAKFAST AREA

9' 10" x 7' 0" (3.00m x 2.13m) With double glazed French doors opening to the rear garden. Double doors opening to the lounge.

LANDING

With opaque double glazed window to the side elevation. Access to the roof space.

BEDROOM ONE

10' 10" x 10' 7" (3.30m x 3.23m) With double glazed window to the front elevation. Central heating radiator.



BEDROOM TWO

10' 7" x 9' 11" (3.23m x 3.02m) With double glazed window to the rear elevation. Central heating radiator.

BEDROOM THREE

9' 5" x 7' 5" (2.87m x 2.26m) With double glazed window to the front elevation. Central heating radiator.

BATHROOM

Comprising a modern suite in white of panelled bath with mains fed shower over, shower attachment off the mixer tap, wash hand basin and W.C. Airing cupboard, opaque double glazed window to the rear elevation.

OUTSIDE

The property has a neat block paved driveway to the front elevation providing hardstanding for two vehicles. The rear garden is family friendly and easily maintainable with upper patio, centre synthetic turfed sitting and play areas, plus a further amount of decking, ideal for catching the afternoon sun.

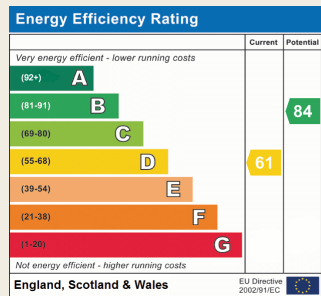


GARAGE

With electric roller door, service door to the rear garden.

COUNCIL TAX BAND B Lichfield District Council

EPC Band D



TENURE

Our client advises us that the property is freehold.

Should you proceed with the purchase of this property these details must be verified by your solicitor.



VIEWING

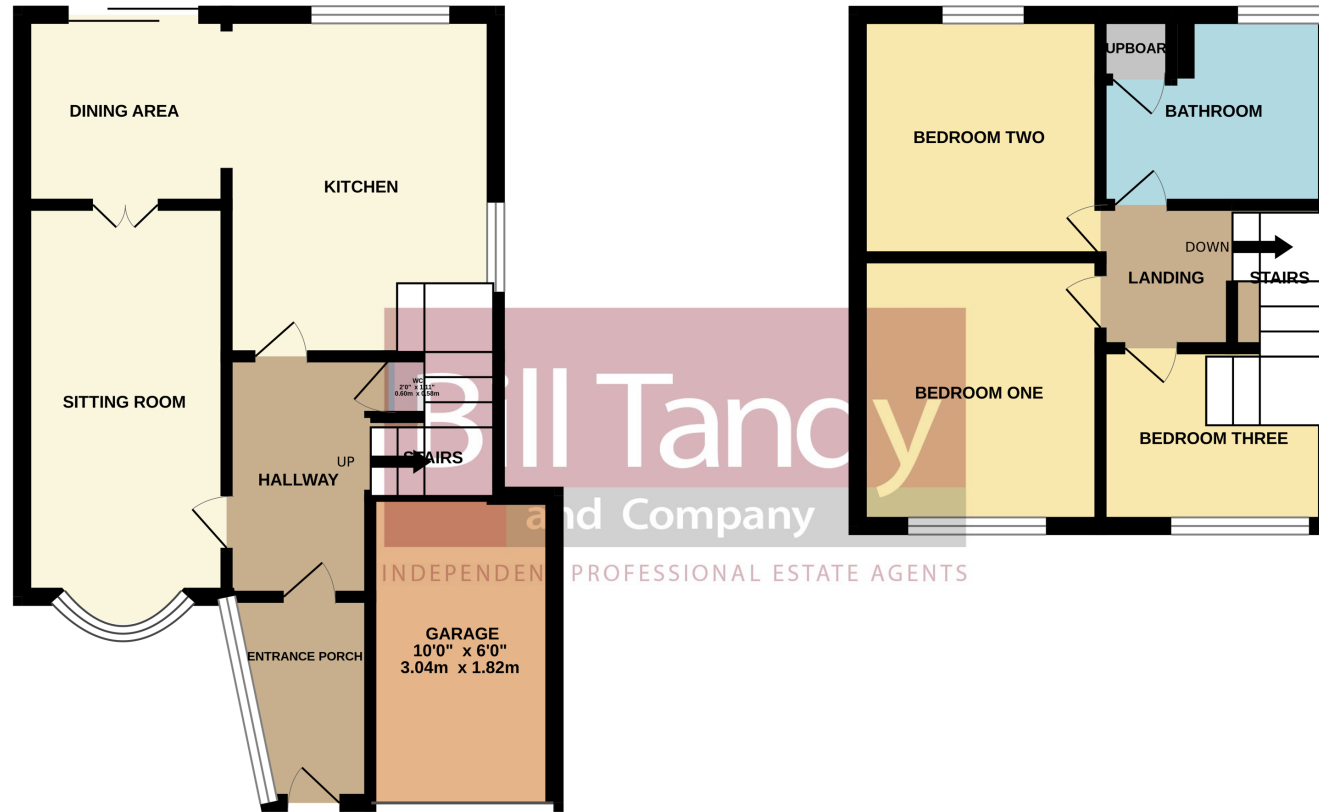
By arrangement with the Selling Agents, Bill Tandy and Company, 16 Cannock Road, Burntwood, Staffordshire, WS7 0BJ on 01543 670 055 or burntwood@billtandy.co.uk

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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