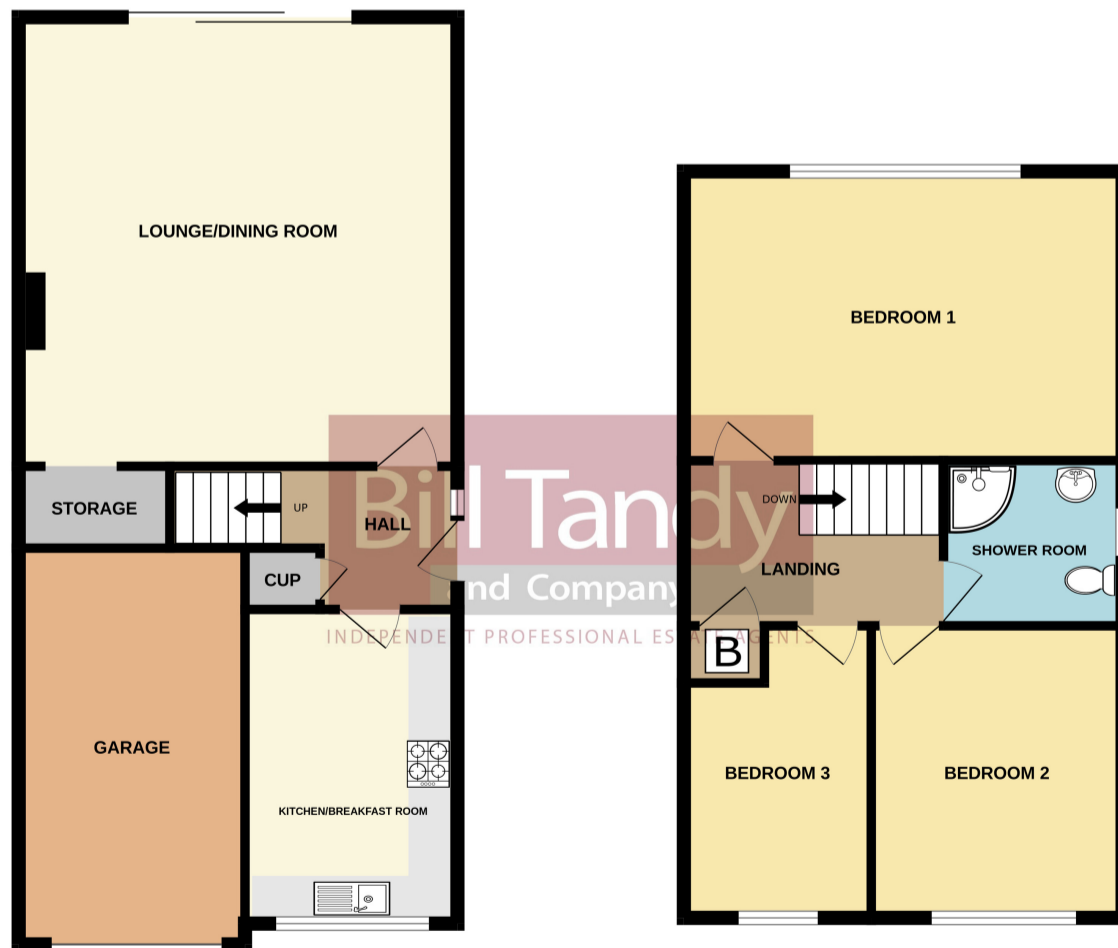




GROUND FLOOR

1ST FLOOR



104, HIGHFIELD ROAD, BURNTWOOD, WS7 9BY

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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**104 Highfield Road, Burntwood,
Staffordshire, WS7 9BY**

£230,000 Freehold

Bill Tandy and Company, Burntwood, are delighted to offer for sale this superbly presented semi detached house which has been extended to the rear to provide generous sized accommodation. The property itself, which needs to be viewed to be fully appreciated, is located on the desirable Highfield Road in Burntwood, and is only a short distance away from both Burntwood and Chase Terrace facilities. The accommodation briefly comprises side entrance hall, superbly extended lounge/dining room, modern breakfast kitchen, three first floor bedrooms and recently updated shower room. Outside there is ample parking to the front leading to a garage and feature garden to the rear. An early viewing is strongly encouraged.



SIDE ENTRANCE HALL

approached via a double glazed entrance door with window alongside and having radiator, stairs to first floor, useful storage cupboard with shelving and doors open to:

BREAKFAST KITCHEN

3.28m x 2.15m (10' 9" x 7' 1") having double glazed window to front, radiator, base cupboards and drawers with round edge work tops above, tiled surround, wall mounted storage cupboards, inset one and a half bowl stainless steel sink and spaces for cooker, washing machine, tumble dryer and fridge/freezer.



EXTENDED LOUNGE/DINING ROOM

5.73m max (4.75m min) x 4.54m (18' 10" max 15'7" min x 14' 11") having wide double glazed sliding patio doors to rear garden, radiator, feature fireplace with log burner, exposed stone surround and hearth with wooden mantel above and under stairs storage recess.

FIRST FLOOR LANDING

having loft access, door to boiler cupboard housing Vaillant boiler and further doors open to:

BEDROOM ONE

4.55m x 2.99m (14' 11" x 9' 10") having double glazed window to rear and radiator.

BEDROOM TWO

3.09m x 2.49m (10' 2" x 8' 2") having double glazed window to front and radiator.

BEDROOM THREE

3.07m x 1.90m (10' 1" x 6' 3") having double glazed window to front and radiator.

RE-FITTED SHOWER ROOM

having an obscure double glazed window to side, chrome heated towel rail and modern suite comprising vanity unit with inset wash hand basin, low flush W.C. and shower enclosure with twin headed shower appliance and aqua-boarding surround.

OUTSIDE

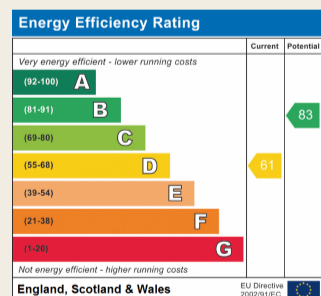
To the front of the property is a block paved driveway providing parking and access to the garage, and there is a side gate leading to the rear. To the rear is a well cared for and enclosed garden enjoying shaped lawn, flower bed borders, storage shed, greenhouse and fenced surround.

GARAGE

2.18m x 4.69m (7' 2" x 15' 5") approached via an up and over entrance door.

COUNCIL TAX

Band B.



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.