

DRAFT

1 Halston Road, Burntwood, Staffordshire, WS7 2DY



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## £280,000

Bill Tandy & Company, Burntwood, are delighted to offer to the market this lovely two bedroom link detached bungalow, being sold with the added benefit of no onward chain! Conveniently located on this popular cul-de-sac just off Ashmead road, offering easy access to local shops and amenities only a few hundred meters away on Morley road along with access to the public transport network. The property itself sits in a fabulous corner plot with very well maintained gardens to the front, rear and side perfect for those of you who are green fingered! while still offering a tarmacked drive suitable for two cars leading into the car port and single garage with an additional pebble dashed area offering additional parking if needed. Internally the property does require some cosmetic updating and comprises in brief of; reception hall, fitted kitchen, separate dining area, living room, shower room which also doubles as a utility along with two very good size double bedrooms. An early viewing of this property is considered essential to fully appreciate the accommodation on offer.



### RECEPTION HALL

approached via a UPVC opaque double glazed front entrance door with UPVC double glazed window to side, and having ceiling light point, storage cupboard for coats and housing the boiler. An opaque glazed wooden door opens to:

### DINING AREA

2.80m x 2.30m (9' 2" x 7' 7") having ceiling light point, radiator, doors to further accommodation and an open arch through to:

### FITTED KITCHEN

2.80m x 2.40m (9' 2" x 7' 10") having double glazed window to front, UPVC opaque double glazed door to side leading out to the car port, with tile effect flooring, chequerboard style tiled splashbacks, pre-formed roll top work surfaces, inset one and a half bowl sink and drainer with mixer tap set upon wood effect base and matching wall mounted units incorporating deep set drawers and glazed display cabinets, space for free-standing electric cooker, space for fridge/freezer and ceiling light point.

### LIVING ROOM

4.80m x 3.50m (15' 9" x 11' 6") having feature focal point fireplace with modern stone effect mantel, marble effect recess and hearth housing a modern gas real flame inset fire, two wall light points, radiator and UPVC double glazed French doors leading out to the garden with matching UPVC double glazed side panels to each side.



### BEDROOM ONE

4.20m x 3.20m (13' 9" x 10' 6") having double glazed window to rear, ceiling light point and radiator.

### BEDROOM TWO

3.40m x 3.00m (11' 2" x 9' 10") having UPVC double glazed bow window to front, ceiling light point and radiator.

### SHOWER ROOM/UTILITY

2.80m x 2.00m (9' 2" x 6' 7") having non-slip flooring, comprehensive wall tiling, enclosed corner shower unit with glazed sliding door and electric shower fitment, pedestal wash hand basin, W.C., fitted work surface with plumbing for under-counter washing machine, opaque glazed wooden framed window to side, ceiling light point and radiator.



## OUTSIDE

The property benefits from having a corner plot position with gardens to front, side and rear and is set back from the road behind a tarmac driveway providing parking for two cars and leading up to the car port, with an additional pebbled driveway to the side providing additional parking. The front garden is very well maintained with pebbled borders, hedged boundaries and lawn to the side. The rear garden is fully enclosed with wall and fence boundaries and has a block paved patio area, shaped block paved path leading down the centre of the garden to a further block paved patio seating area, and a pebble hardstanding area suitable for two good sized sheds.

## OPEN COVERED CAR PORT

providing useful parking area.



## GARAGE

5.20m x 2.40m (17' 1" x 7' 10") having up and over entrance door, light and power points, wooden door to rear garden and wooden framed window to same.

## COUNCIL TAX

Band C.

## FURTHER INFORMATION/SUPPLIES

Mains drainage, water, electricity and gas connected. Telephone connected. 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.

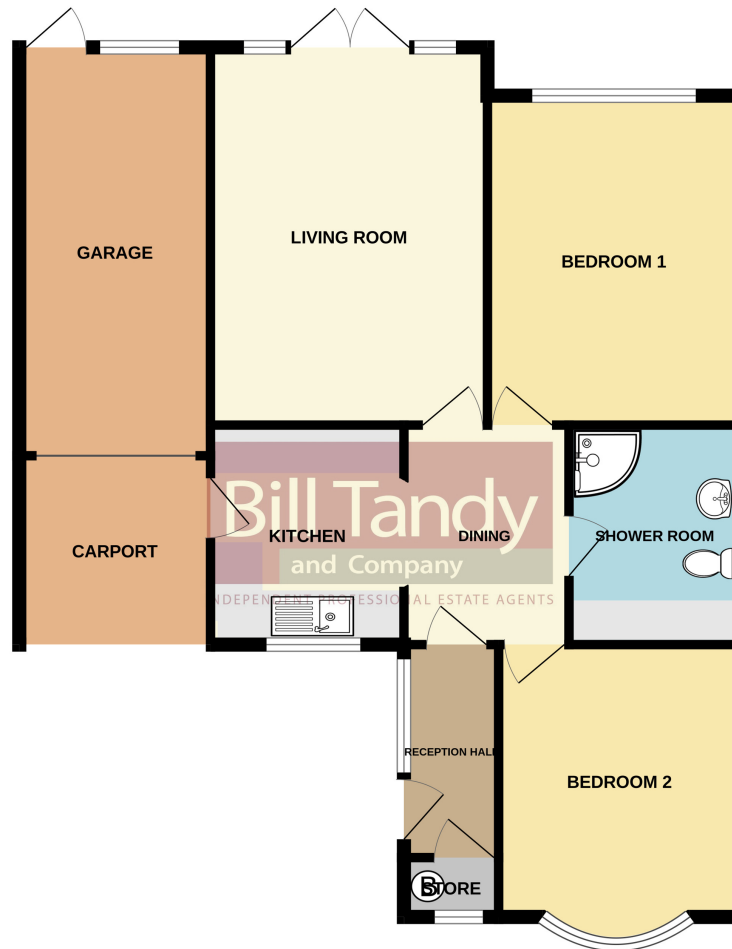


## VIEWING

By arrangement with the Selling Agents, Bill Tandy and Company, 3 Bore Street, Lichfield, Staffordshire, WS13 6LJ on 01543 419400 or [lichfield@billtandy.co.uk](mailto:lichfield@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



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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and Company

INDEPENDENT PROFESSIONAL ESTATE AGENTS