

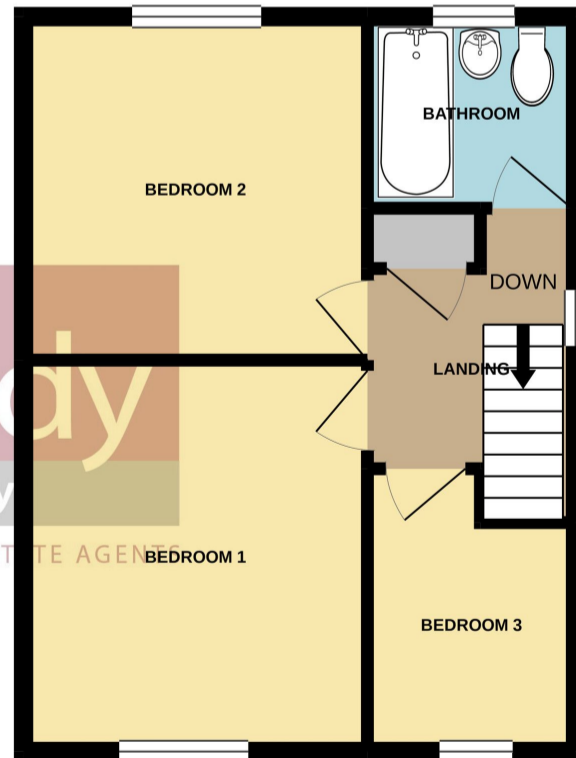
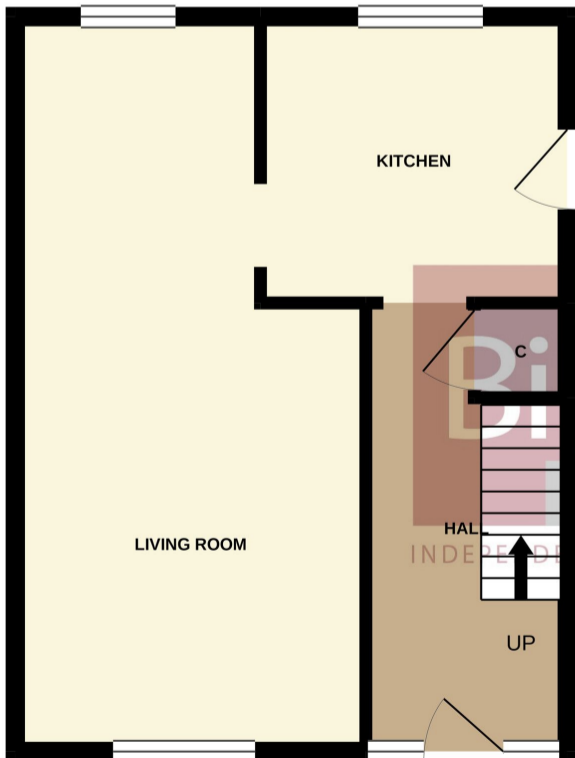
21 Pineside Avenue, Cannock Wood, Rugeley,  
Staffordshire, WS15 4RG

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

**DRAFT**

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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**21 Pineside Avenue, Cannock  
Wood, Rugeley, Staffordshire,  
WS15 4RG**

## **£200,000 Freehold Offers in Excess of**

Bill Tandy and Company, Burntwood, are pleased to present this three bedroom semi detached property which requires modernising and upgrading, with potential to possibly extend (subject to planning permissions being acquired) and having the benefit of UPVC double glazing and gas fired central heating. The accommodation in brief comprises welcoming hall, through lounge/dining room, kitchen, three good sized first floor bedrooms and bathroom. The property sits back behind a lawned foregarden and there is a sweeping driveway extending to the side of the property and providing ample parking for numerous vehicles, as well as a lovely enclosed garden situated to the rear. An early internal viewing is strongly recommended to fully appreciate the overall scope and potential this property has to offer which would be of interest to any purchaser who is looking for a reasonable project.



### **ENTRANCE HALLWAY**

approached via a UPVC entrance door with obscure double glazed insert and matching side screens and having an easy tread staircase ascending to the first floor, ceiling light point, radiator, useful built-in under stairs storage cupboard and doors lead off to further accommodation.

### **THROUGH LOUNGE/DINING ROOM**

22' 5" x 10' 8" max (7'6" min) (6.83m x 3.25m max 2.29m min) having UPVC double glazed window to front, coving, radiator, T.V. aerial socket, a UPVC double glazed window overlooks the rear garden and a sliding door gives access to:

### **KITCHEN**

9' 4" x 8' 9" (2.84m x 2.67m) having stainless steel sink unit with cupboard below, plumbing for washing machine, space for free-standing cooker, wall mounted central heating boiler, part ceramic wall tiling, ceiling light point, UPVC double glazed window overlooking the rear garden and a part obscure double glazed UPVC panelled door gives access to the side.

### **FIRST FLOOR LANDING**

having a UPVC obscure double glazed window to side, ceiling light point, loft access hatch, radiator and doors lead off to further accommodation.

### **BEDROOM ONE**

12' 1" x 10' 6" (3.68m x 3.20m) having UPVC double glazed window to front, ceiling light point and radiator.

### **BEDROOM TWO**

10' 6" x 10' 5" (3.20m x 3.17m) having UPVC double glazed window overlooking the rear garden, ceiling light point and radiator.

### **BEDROOM THREE**

8' 9" x 6' 7" (2.67m x 2.01m) having UPVC double glazed window to front and ceiling light point.



### **BATHROOM**

6' 7" x 5' 8" (2.01m x 1.73m) having a suite comprising low level W.C., pedestal wash hand basin and panelled bath, part ceramic wall tiling, radiator, ceiling light point and an obscure UPVC double glazed window to rear.

### **OUTSIDE**

Occupying a lovely end of cul de sac corner position the property is approached via an initial shared driveway which extends across the front of the property to the right hand side and provides ample parking for numerous vehicles, and there is a lawned foregarden with small tree. To the rear is a fence enclosed garden having a crazy paved patio area with lawned garden beyond with herbaceous flower and shrub display borders and useful timber garden storage shed.

### **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](mailto: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.