



**DRAFT**

8 Gorstey Lea, Burntwood, Staffordshire, WS7 9BG

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

**8 Gorstey Lea, Burntwood,  
Staffordshire, WS7 9BG**

**£220,000**

## **OFFERS IN EXCESS OF**

Offered for sale with no upward chain is this very well presented semi detached bungalow. This freehold property has accommodation that includes a covered side lobby, entrance hall, lounge/diner, kitchen, two bedrooms and bathroom. Externally there is off road parking and to the rear a lovely private garden. Further to this property has double glazing, efficient Fischer electric radiator heating and a solar panel system. The Swan Island amenities are a short distance from the property and include a Co-op food store, Post Office, doctors surgery, pharmacy, cafe and pub.



### **ENCLOSED SIDE LOBBY**

17' 8" x 7' 3" (5.38m x 2.21m) Accessed via a uPVC entrance door and including a sloped polycarbonate roof, courtesy lamp and a wooden stable style door opening onto the rear garden.

### **RECEPTION HALLWAY**

Entered via a uPVC framed and double glazed entrance door. Access to the roof space, wood effect laminate flooring, electric radiator.

### **LOUNGE**

17' 9" x 11' 11" (5.41m x 3.63m) With uPVC framed double glazed sliding patio doors, uPVC framed double glazed picture window to the rear elevation, contemporary wall mounted pebble effect fire with chrome surround, electric radiator and door providing access to the kitchen.

### **KITCHEN**

8' 1" x 8' 1" (2.46m x 2.46m) With a range of modern units at eye and base level providing work surface, storage and appliance space. Inset sink unit with mixer tap over,, plumbing for washing machine, Bosch hob and electric oven, uPVC framed double glazed window to the rear elevation, uPVC framed double glazed door giving access to the side lobby.

### **MASTER BEDROOM**

9' 9" (to base of wardrobes) x 9' 7" (2.97m x 2.92m) With two uPVC framed double glazed windows to the front elevation, range of bedroom furniture including three double fitted wardrobes with box cupboards above,, electric radiator, wood effect laminate flooring.

### **BEDROOM TWO**

9' 9" x 8' 1" (2.97m x 2.46m) With a uPVC framed double glazed window to the front elevation, electric, radiator and wood effect laminate flooring.



### **BATHROOM**

Comprising a modern suite in white of, panelled bath with mains fed shower over, wash hand basin with storage beneath, W.C. Electric radiator, airing cupboard, opaque uPVC framed double glazed window to the side elevation

### **OUTSIDE**

The property is set back from the pavement behind a lawned fore garden with an adjacent driveway providing off road parking and leads to the side lobby. To the rear of the property there is a private garden with a paved patio, shaped central lawn and stocked borders.

COUNCIL TAX BAND C - Lichfield District Council

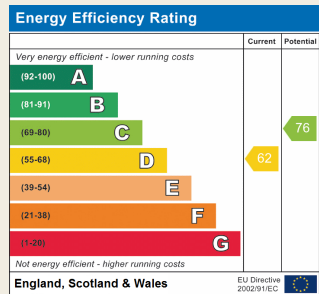
EPC Rating Band D





## AGENTS NOTES

For further information relating to the electric radiators please copy and place this link to your internet browser. <https://fischerfutureheat.com/product/electric-heaters/> We understand that the Solar Panel System was installed in 2015 and comprises eight 250w panels and has an estimated annual generation of 1830 KWH. This information should be verified by your solicitor.



## TENURE

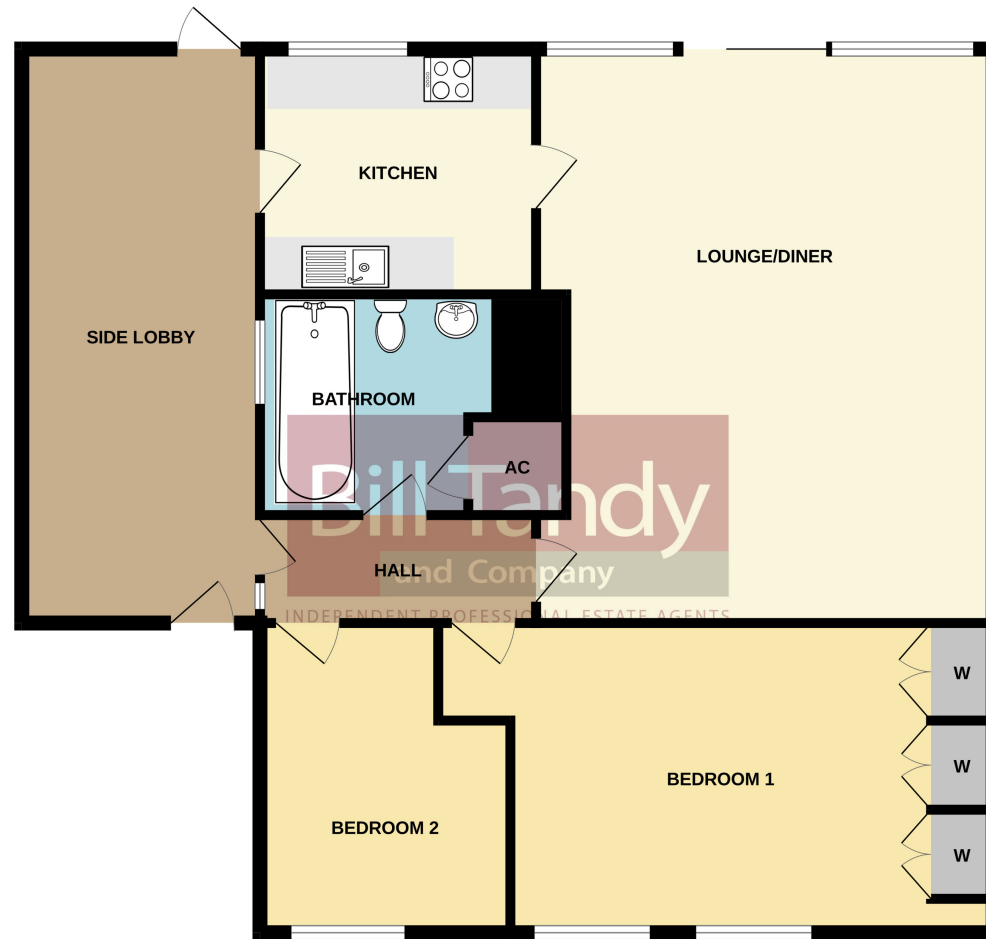
Our client advises us that the property is Freehold. Should you proceed with the purchase of the property these details must be verified by your solicitor.

## 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.

# 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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