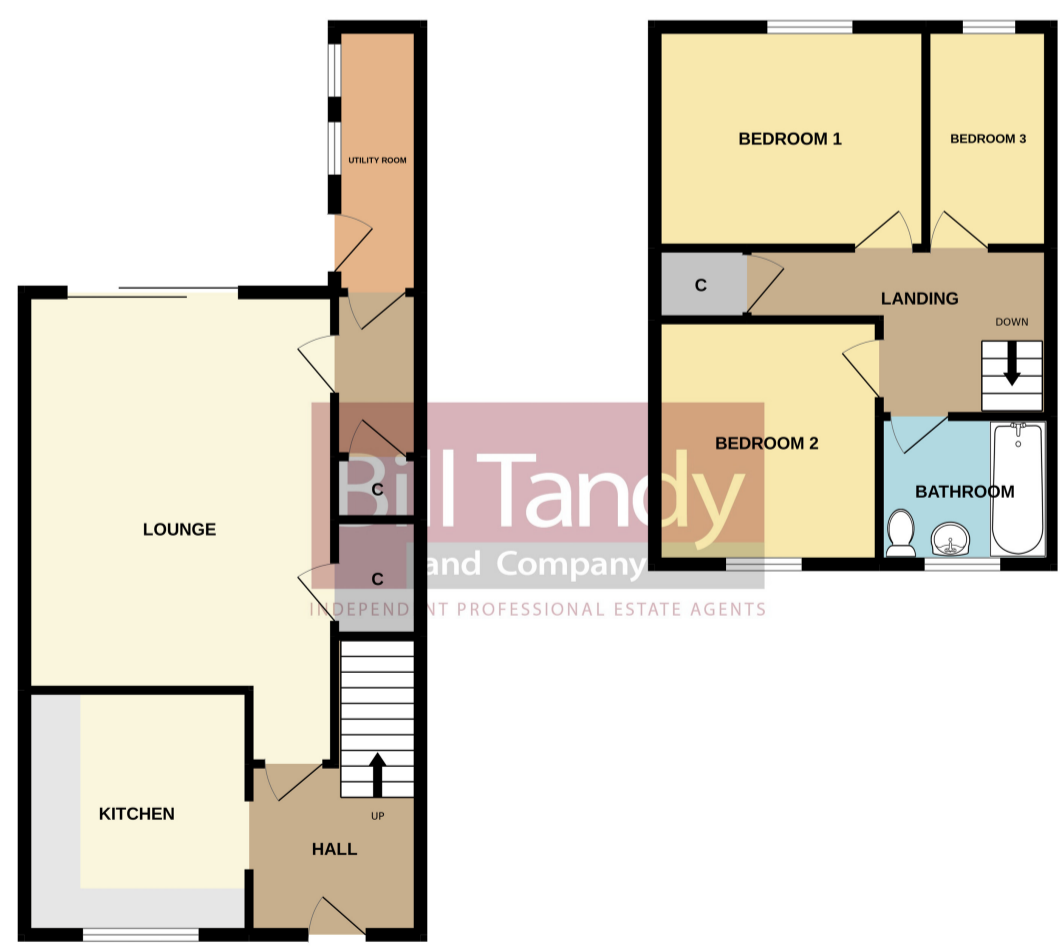




GROUND FLOOR

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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**6 St Matthews Avenue, Burntwood,
Staffordshire, WS7 9EW**

£185,000 Freehold OFFERS OVER - NO CHAIN

Bill Tandy and Company, Burntwood, are pleased to present this spacious three bedroom mid terraced property offered on the market with no onward chain and having the full benefit of both UPVC double glazing and gas fired central heating. Presenting an ideal first time purchase in this popular residential setting, the well planned accommodation comprises welcoming reception hall, modern breakfast kitchen, 14'4" x 13'2" lounge overlooking the rear garden, rear lobby into a useful utility room, first floor landing, three good sized bedrooms and bathroom. The property sits back behind a gated foregarden and can be accessed via a dropped kerb therefore providing potential parking for up to two vehicles, and there is a delightful enclosed garden with southerly aspect to the rear. An early internal viewing comes strongly recommended.



RECEPTION HALL

approached via a part obscure double glazed UPVC panelled entrance door and having coving to ceiling, ceiling light point, radiator and an easy tread staircase ascends to the first floor with balustrade and wall mounted handrail. Door opens to the lounge and an open archway leads to:

BREAKFAST KITCHEN

10' 8" x 9' 9" (3.25m x 2.97m) having a range of modern light wooden fronted wall and base level storage cupboards incorporating deep pan drawers, complementary roll top work surfaces, part ceramic splashback wall tiling, inset stainless steel sink and drainer with chrome style mono tap, space for free-standing cooker, space for fridge/freezer and breakfast table, ceiling strip light and there is a UPVC double glazed window to the front.

LOUNGE

17' 4" max (14'4" min) x 13' 2" (5.28m max 4.37m min x 4.01m) having focal point chimney breast with ornamental fireplace surround with marble effect inset and raised hearth housing a gas fire, coving, ceiling light point, smoke detector, radiator, T.V. aerial socket, double glazed sliding patio doors open to the rear garden, useful under stairs storage cupboard and door to:

REAR LOBBY

having ceiling light point, latch door to a useful built-in storage cupboard and a part glazed door opens to:

UTILITY AREA

11' 6" x 3' 9" (3.51m x 1.14m) having ceiling light point, plumbing for washing machine, UPVC double glazed windows overlooking the rear garden and part glazed UPVC door.

FIRST FLOOR LANDING

having coving, ceiling light point, airing cupboard, loft access hatch and doors lead off to further accommodation.



BEDROOM ONE

13' 4" x 9' 9" (4.06m x 2.97m) having UPVC double glazed window overlooking the rear garden, coving and ceiling light point.

BEDROOM TWO

10' 10" x 10' 0" (3.30m x 3.05m) having UPVC double glazed window to front, coving and ceiling light point.

BEDROOM THREE

9' 9" x 6' 9" (2.97m x 2.06m) having UPVC double glazed window overlooking the rear garden and ceiling light point.

BATHROOM

having a suite comprising low level W.C., wall mounted wash hand basin and panelled bath with wall mounted shower unit, ceramic splashback wall tiling, radiator and an obscure UPVC double glazed window to front.



OUTSIDE

The property sits back from the pavement and is approached via a pedestrian and double metal gates opening onto a gravelled foregarden with herbaceous flower and shrub borders. A pathway leads to the main entrance door with open canopy porch, there is picket fencing to one side and a shared passageway gives access to the rear garden. Please note there is a dropped kerb to the property which allows parking for one to two vehicles. Set to the rear is a delightful southerly aspect fence enclosed garden offering a good degree of privacy and having a paved patio area with mainly lawned garden beyond with herbaceous flower and shrub display borders, door to useful garden store, greenhouse and timber garden 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

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.

