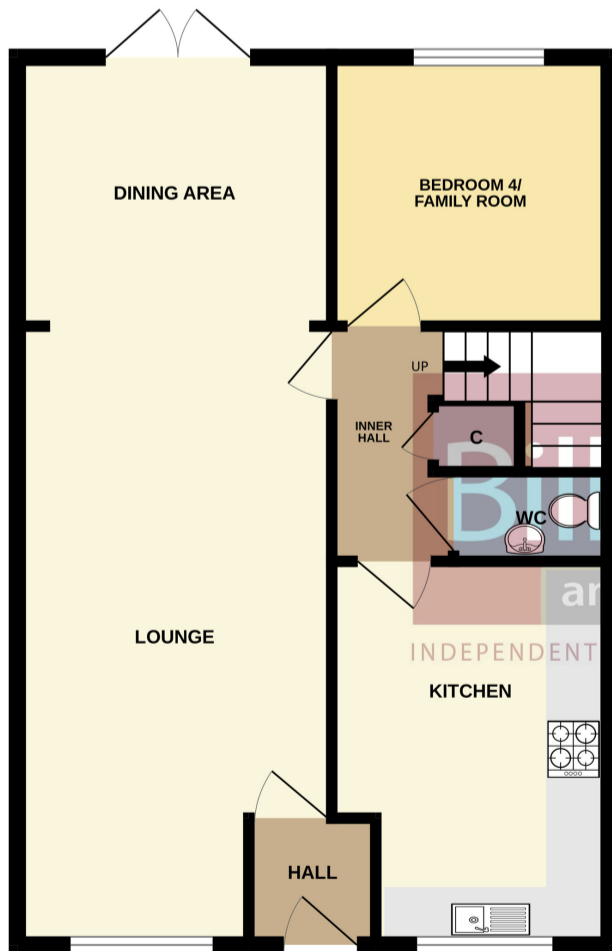
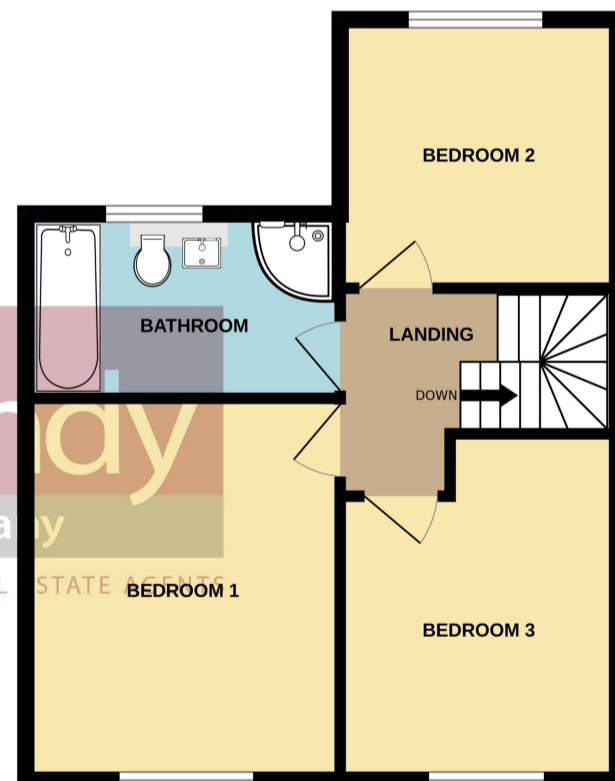




GROUND FLOOR
611 sq.ft. (56.8 sq.m.) approx.



1ST FLOOR
453 sq.ft. (42.1 sq.m.) approx.



TOTAL FLOOR AREA : 1064 sq.ft. (98.8 sq.m.) approx.

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.
Made with Metropix ©2023

106 Cannock Road, Chase Terrace,
Burntwood, Staffordshire, WS7 1JZ

£260,000 Freehold NO CHAIN

Bill Tandy and Company, Burntwood, are delighted to offer for sale this superbly refurbished and modernised semi detached house located on the Cannock Road. The property, which benefits from no upward chain, needs to be viewed to be fully appreciated and offers generously sized accommodation with a versatile layout which briefly comprises reception hall, through lounge/dining room, inner hall, guests cloakroom, re-fitted breakfast kitchen, ground floor bedroom four/family room, three first floor bedrooms and re-fitted bathroom. There is ample parking to the front for numerous vehicles and a side gate leads to the rear garden. The vendors have substantially improved and landscaped the rear garden which has patio areas, lawn and storage shed.



ENTRANCE HALL

approached via a pale green double glazed composite front door and having internal door to:

LOUNGE/DINING ROOM

9.22m x 3.04m (30' 3" x 10' 0") having double glazed window to front, laminate floor, double glazed French doors to rear garden, two radiators and a feature fireplace having black hearth and inset, wooden surround and mantel above and flame effect electric fire.

INNER HALLWAY

having staircase to first floor with under stairs storage cupboard and doors lead off to:

GUESTS CLOAKROOM

having a chrome heated towel rail, wall mounted boiler and modern white suite comprising wall mounted wash hand basin with tiling surround and low flush W.C.

BREAKFAST KITCHEN

3.41m x 2.65m max (11' 2" x 8' 8" max) having double glazed window to front, ceiling spotlighting, radiator, base cupboards and drawers surmounted by round edge work tops, brick effect tiled splashback surround, wall mounted cupboards, inset stainless steel one and a half bowl sink, inset oven with four ring



electric hob above and extractor fan, integrated fridge/freezer and dishwasher and space for washing machine. To the right hand side is a small breakfast bar area and tiled floor.

GROUND FLOOR BEDROOM FOUR/FAMILY ROOM

2.66m x 2.57m (8' 9" x 8' 5") this additional reception room could be a fourth bedroom if required or home office or family room, having double glazed window overlooking the rear garden and radiator.

FIRST FLOOR LANDING

having doors leading off to:

BEDROOM ONE

3.40m x 3.06m max (11' 2" x 10' 0" max) having a superb range of fitted wardrobes with sliding mirrored doors, double glazed



window to front, ceiling spotlighting and radiator.

BEDROOM TWO

2.67m x 2.62m (8' 9" x 8' 7") having double glazed window to rear, radiator and ceiling spotlighting.

BEDROOM THREE

2.70m max x 2.66m (8' 10" max x 8' 9") having double glazed window to front, radiator and ceiling spotlighting.

BATHROOM

this tastefully re-fitted bathroom has a modern suite comprising vanity unit with inset wash hand basin with waterfall tap, low flush W.C., bath and separate shower enclosure with shower appliance over and full ceiling height tiled splashback surround.

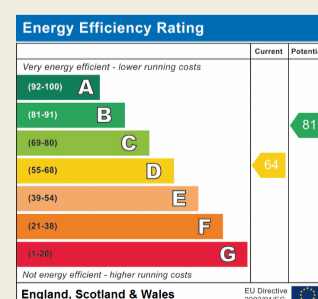


OUTSIDE

The property has a block paved frontage providing parking for several vehicles, external lighting and gate to side. One of the distinct features of the property is its landscaped rear garden having a paved patio area, storage shed, shaped lawn with borders and a further paved rear terrace.

COUNCIL TAX

Band B.



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.