



1 Ryecroft Drive, Burntwood, Staffordshire, WS7 2JA



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£325,000

Beautifully maintained, ready-to-move-into detached two-bedroom bungalow, offered to the market with no onward chain making it an ideal opportunity for buyers seeking a smooth and straightforward move. Situated in a cul-de-sac position on Ryecroft Drive—just off Blenheim Road—the property enjoys access to local schools, convenient transport links, and nearby green spaces including Ryecroft and Redwood Parks. Set in the corner of the cul-de-sac, the bungalow occupies a superb plot with a generous frontage providing ample parking for multiple vehicles. In brief, the bungalow comprises entrance hall, two good sized double bedrooms, shower room, lounge, extended kitchen and conservatory, garage to side, enclosed rear garden and larger than average side access.

If you're looking for a turnkey property, this one is definitely worth a view!



ENTRANCE HALL

approached via a UPVC opaque double glazed front entrance door and having ceiling light point, radiator and doors to further accommodation.

LOUNGE

4.80m max x 4.20m (15' 9" max x 13' 9") a delightful space having modern wood effect flooring, focal point feature fireplace having marble mantel and hearth housing a gas real flame white pebble effect fire, ceiling light point, two wall light points, two radiators and UPVC double glazed French doors out to the rear conservatory with UPVC double glazed side panels.

EXTENDED KITCHEN

3.80m x 2.80m (12' 6" x 9' 2") having modern grey high gloss base units with contrasting complementary roll top work surface above, matching splashback panelling, matching wall mounted units, integrated sink and drainer with mono mixer tap, induction hob with overhead extractor and oven below, space and plumbing for slimline dishwasher and washing machine, two ceiling light points, UPVC double glazed window overlooking the rear garden, radiator and UPVC opaque double glazed door to the conservatory.

UPVC DOUBLE GLAZED CONSERVATORY

3.10m x 2.80m (10' 2" x 9' 2") having modern wood effect flooring, polycarbonate roof and UPVC double glazed door leading out to the rear patio.

BEDROOM ONE

4.30m x 3.40m (14' 1" x 11' 2") having UPVC double glazed window with built-in blinds to front, ceiling light point and radiator.

BEDROOM TWO

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



SHOWER ROOM

1.90m x 1.60m (6' 3" x 5' 3") having contemporary tiled flooring, tiling to walls, wall mounted cupboard, loft access hatch and white suite comprising low level W.C., wall mounted wash hand basin with high gloss storage cupboard below and corner shower unit with glazed entrance door and mains plumbed shower fitment.

OUTSIDE

The property is set well back from the road behind a sweeping block paved driveway with a pebbled area for additional parking if needed. There is a lawned area with mature bedding plant border, an iron gate opens to larger than average side access with paved path leading to the rear garden. To the rear is a lovely paved patio seating area, and a paved path leads to a summerhouse with power supply and phone line, and a garden shed. The garden itself is mainly laid to lawn with pebbled area for potted plants and fir tree and fenced boundaries.

GARAGE

5.00m x 2.40m (16' 5" x 7' 10") approached via a wooden front entrance door and having composite UPVC opaque double glazed door to the rear garden, two light points, storage shelving and combination boiler.



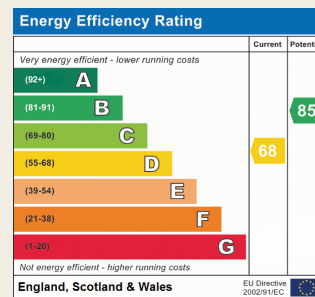
COUNCIL TAX Band C.

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/>

ANTI-MONEY LAUNDERING AND ID CHECKS

Once an offer is accepted on a property marketed by Bill Tandy and Company Estate Agents we are required to complete ID verification checks on all buyers, and to apply ongoing monitoring until the transaction ends. Whilst this is the responsibility of Bill Tandy and Company we may use the services of Guild 365 or another third party AML compliance provider. This is not a credit check and therefore will have no effect on your credit history. You agree for us to complete these checks. The cost of these checks is £30.00 including VAT per buyer. This is paid in advance when an offer is agreed and Once an offer is accepted on a property marketed by Bill Tandy and Company Estate prior to a sales memorandum being issued. This charge is non-refundable.



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.

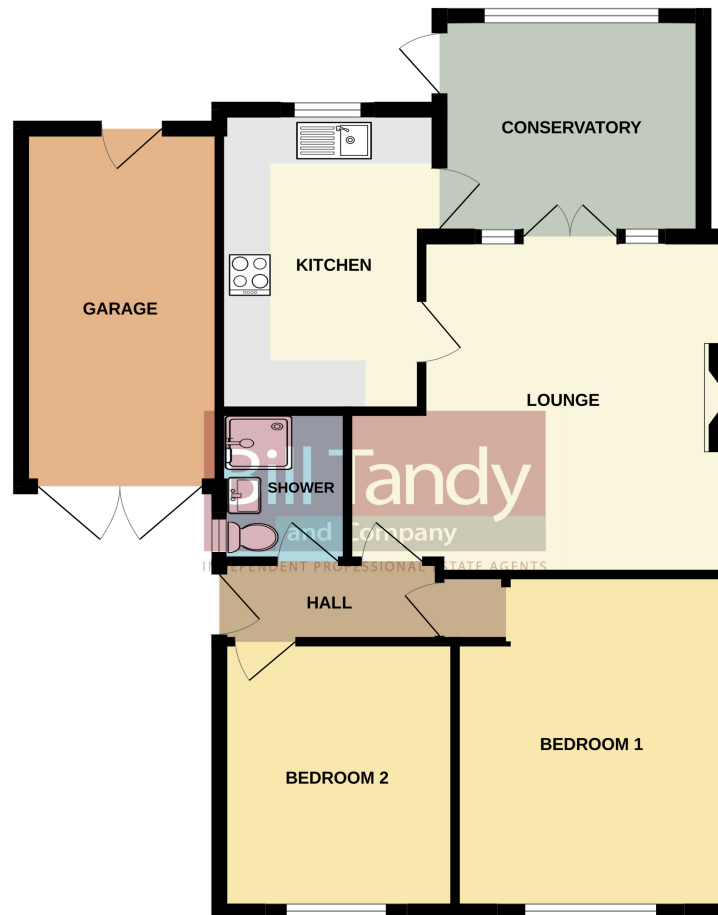


VIEWING

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.

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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