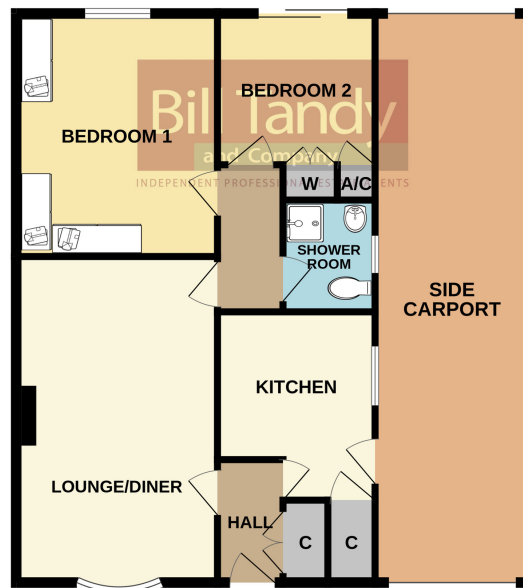




GROUND FLOOR
1045 sq.ft. (97.1 sq.m.) approx.



TOTAL FLOOR AREA : 1045 sq.ft. (97.1 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.
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6 Grange Avenue, Burntwood,
Staffordshire, WS7 0BD

£225,000

Freehold (to be
confirmed)

OIRO

Bill Tandy and Company, Burntwood, are delighted to offer for sale this well presented two bedroom semi detached bungalow, superbly located in the cul de sac of Grange Avenue. The property itself, which will be Freehold upon completion, enjoys the benefit of no upward chain and viewings are strongly recommended. The accommodation briefly comprises reception hall, lounge/dining room, kitchen, two bedrooms and shower room. One of the distinct features of the property is its superb plot having ample parking to front, enclosed side tandem car port with electrically operated roller shutter doors to both front and rear, rear garage and gardens.



RECEPTION HALL

approached via a UPVC double glazed front entrance door and having radiator and useful double doored coat cupboard.

KITCHEN

3.34m max x 2.70m (10' 11" max x 8' 10") having useful pantry with bi-fold door, double glazed door and window to side car port, radiator, modern base cupboards and drawers with round edge work tops above, tiled surround, wall mounted cupboards, inset ceramic one and a half bowl sink and spaces suitable for fridge, cooker and washing machine.

LOUNGE/DINING ROOM

5.58m x 3.41m (18' 4" x 11' 2") having double glazed bow window to front, radiator and a feature fireplace with marble style hearth and inset surround with mantel above and housing an inset gas fire.

INNER HALLWAY

having radiator, loft access and doors to:

BEDROOM ONE

4.70m x 3.41m (15' 5" x 11' 2") having a superb range of fitted bedroom furniture comprising wardrobe, bedside cabinets, display alcoves and over bed storage, double glazed window to rear and radiator.

BEDROOM TWO

2.93m x 2.74m (9' 7" x 9' 0") could also be used as a dining room having double glazed sliding patio door to rear, radiator, double doored wardrobe and additional store cupboard.

SHOWER ROOM

1.96m x 1.73m (6' 5" x 5' 8") this updated shower room has an obscure double glazed window to side, chrome towel rail, radiator, superb built-in storage, inset wash hand basin and low flush W.C. and shower enclosure with shower appliance over and full ceiling height tiled splashback surround.



OUTSIDE

To the front of the bungalow is a tarmac driveway providing ample parking and leading to the car port. To the rear of the property is a sheltered paved patio area, garage, further paved patio with steps leading to a raised shaped lawned garden with well stocked borders.

CAR PORT

10.54m x 2.34m (34' 7" x 7' 8") having electrically operated roller shutter doors to both front and rear and being ideal for parking cars or used as sheltered storage.

COUNCIL TAX

Band B.

AGENTS NOTE

Our client advises us that the property is currently Leasehold but is currently undergoing the purchase of the Freehold, so the property will be Freehold on completion. Should you proceed with the purchase of the property these details must be verified by your solicitor.

FURTHER INFORMATION/SUPPLIERS

To be confirmed.



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
A (92+)	85
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
England, Scotland & Wales	
EU Directive 2002/91/EC	

TENURE

Our client advises us that the property is currently Leasehold but will be Freehold upon completion. 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.