

149 Highfields Road, Chasetown, Burntwood,
Staffordshire, WS7 4QT

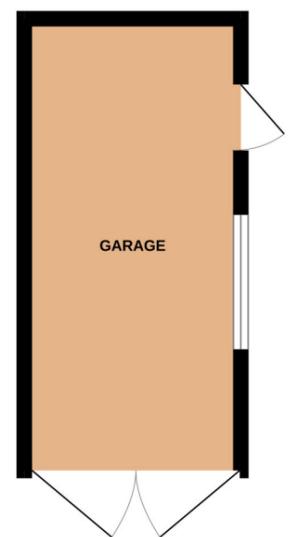
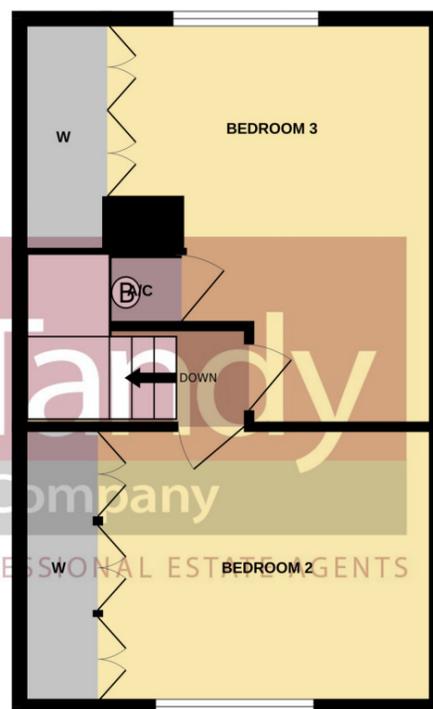


DRAFT

GROUND FLOOR

1ST FLOOR

GARAGE



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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Bill Tandy
and Company

INDEPENDENT PROFESSIONAL ESTATE AGENTS

**149 Highfields Road, Chasetown,
Burntwood, Staffordshire, WS7
4QT**

£260,000 Freehold OIRO

Bill Tandy and Company, Burntwood, are delighted to be offering to the market this fabulous opportunity to purchase a three bedroom detached home with no onward chain, requiring full modernisation, and situated on the highly popular Highfields Road. Offering excellent access to highly regarded local schools including EDA, easy access to local shops and amenities, public transport links and the local commuter network, and a wonderful outlook to the front across open fields. The property, whilst requiring full modernisation, comprises in brief hallway, ground floor bedroom one, ground floor wet room, living room, kitchen and two good sized first floor bedrooms. Set back from the road with a tarmac driveway leading to the side and to the detached single garage, and there are fore and rear gardens. The property has great potential, and an early viewing is considered essential to fully appreciate the property on offer.



ENTRANCE HALL

approached via a UPVC double glazed front entrance door with UPVC opaque double glazed side panel and having stairs to first floor with under stairs cupboard, ceiling light point, radiator and doors to further accommodation.

GROUND FLOOR BEDROOM ONE

3.80m x 3.20m (12' 6" x 10' 6") having UPVC double glazed window to front, ceiling light point and radiator.

LIVING ROOM

4.70m x 3.80m (15' 5" x 12' 6") having UPVC double glazed French doors with UPVC double glazed side panels to each side leading out to the rear garden, ceiling light point, radiator, feature focal point brick built fireplace with tiled hearth and brick mantel housing an inset electric coal effect fire.

KITCHEN

2.80m x 2.60m (9' 2" x 8' 6") having tiled floor, traditional wooden base cupboards with roll top work surface above, matching wall mounted cupboards, block tiled splashback, inset sink and drainer, space for free-standing electric cooker, space and plumbing for washing machine, pantry store cupboard, UPVC double glazed window to rear, fluorescent ceiling strip light, radiator and UPVC opaque double glazed door to side.

FIRST FLOOR LANDING

approached by a staircase with UPVC opaque double glazed window and having loft access hatch and doors to further accommodation.



BEDROOM TWO

4.50m max including wardrobes x 3.10m (14' 9" max including wardrobes x 10' 2") having UPVC double glazed window to front, ceiling light point, radiator and fitted wardrobes to one wall.

BEDROOM THREE

4.70m x 3.30m (15' 5" x 10' 10") having UPVC double glazed window to rear, ceiling light point, radiator and built-in airing cupboard housing the combination boiler.

OUTSIDE

The property is set back from the road behind a tarmac driveway and there is a dwarf wall with decorative iron railings and lawned foregarden. Iron gates open to the side access which leads to the garage and the rear garden having paved seating area, ramp to rear entrance, lawn and a further paved area in the corner offering space for a good sized shed.



DETACHED SINGLE GARAGE

(not measured) approached via timber entrance door and having window and door to rear garden.

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 check the Ofcom website. For further information please refer to Key Facts for Buyers.



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.