

DRAFT



36 Highfields, Burntwood, Staffordshire, WS7 9DB





## 36 Highfields, Burntwood, Staffordshire, WS7 9DB

# £130,000

Bill Tandy & Company, Burntwood, are delighted to be offering to the market this good sized two double bedroom 1st floor maisonette, sold with the added benefit of No Onward Chain. Being superbly located off Highfields Road within close proximity to good schools and transport links, as well as the all convenience and lifestyle amenities available at Swan Island. Having the rare bonus of two allocated parking spaces along with further visitor spaces, and being sold with an extended lease this property is sure to be snapped up quickly. The property itself comprises in brief of; Ground floor private entrance, good size living space, kitchen, fitted bathroom and two double bedrooms, an early viewing is considered essential to fully appreciate the accommodation on offer.

### GROUND FLOOR ENTRANCE HALLWAY

approached via UPVC opaque double glazed front entrance door and having ceiling light point and stairs to the maisonette.

### FIRST FLOOR LANDING

0m x 0m (0' 0" x 0' 0") having two ceiling light points, Economy 7 night storage heater, loft access hatch and doors to further accommodation.

### LIVING ROOM

4.60m x 3.50m (15' 1" x 11' 6") having two ceiling light points, UPVC double glazed window to front, focal point feature fireplace with modern surround and inset flame effect electric fire, Economy 7 night storage heater and coved ceiling.

### KITCHEN

2.70m x 2.30m (8' 10" x 7' 7") having tiled floor, wooden effect base and wall mounted units, pre-formed roll top work surfaces, space for electric free-standing cooker, single bowl sink and drainer with mixer tap, space and plumbing for washer/dryer, space for fridge/freezer, tiled splashbacks, ceiling light point and UPVC double glazed window to front.

### BEDROOM ONE

3.50m x 2.70m (11' 6" x 8' 10") having ceiling light point, electric panel heater and UPVC double glazed window to front.



### BEDROOM TWO

3.70m x 2.60m (12' 2" x 8' 6") having ceiling light point, electric panel heater, UPVC double glazed window to rear and UPVC opaque double glazed window to side.

### BATHROOM

having tile effect flooring, floor to ceiling ceramic tiled walls, heated towel rail, white suite comprising low level W.C., pedestal wash hand basin and panelled bath with electric shower fitment over, ceiling light point and UPVC opaque double glazed window to rear.



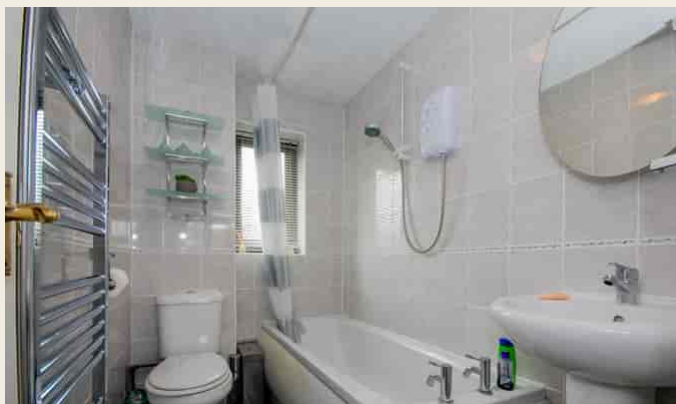


## OUTSIDE

The maisonette benefits from two allocated parking spaces in the communal car park to the front of the property. There are communal green spaces surrounding the property with a path leading to the individual front door.

## LEASE TERMS

The property is leasehold with the current owner in the process of extending the current lease back up to 125Yrs. The property is subject to a combined maintenance charge and ground rent of £660 Per Annum. Further details should be checked via your solicitor before legal commitment.



## COUNCIL TAX

Band A.

## FURTHER INFORMATION

Mains water, electricity and gas connected. Drainage is to a septic tank. Telephone connected. For broadband and mobile phone speeds and coverage, please refer to the website below: <https://checker.ofcom.org.uk/>

## TENURE

Our client advises us that the property is Leasehold. Should you proceed with the purchase of the property these details must be verified by your solicitor.



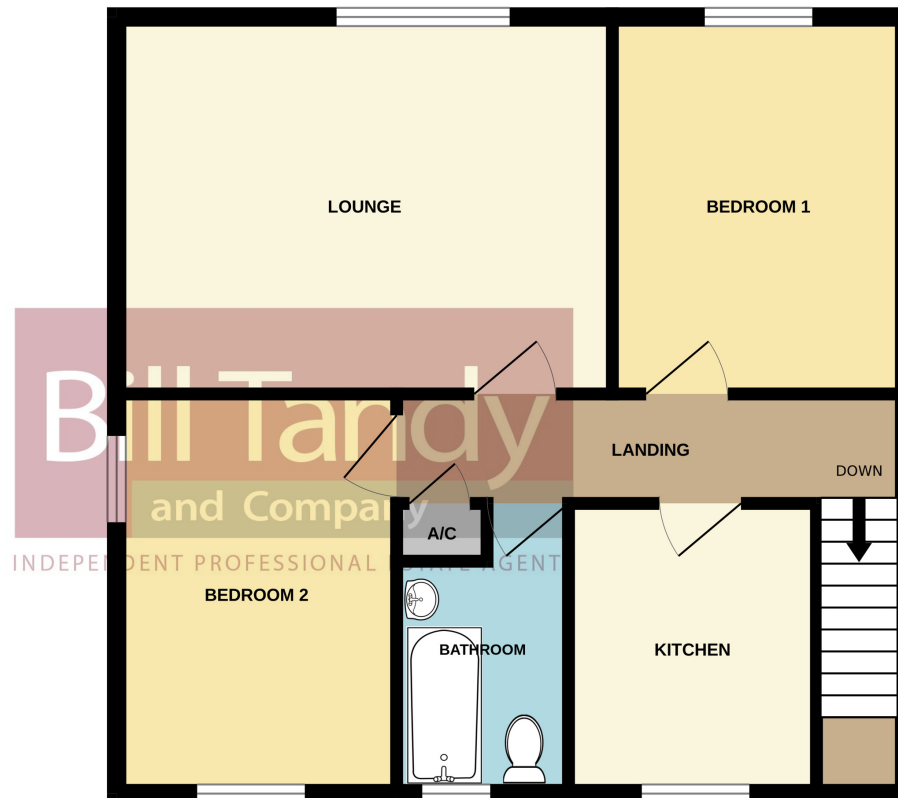
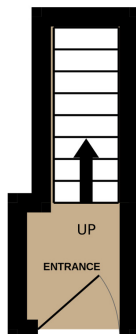
## VIEWING

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](mailto: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  
28 sq.ft. (2.6 sq.m.) approx.

1ST FLOOR  
570 sq.ft. (53.0 sq.m.) approx.



TOTAL FLOOR AREA : 599 sq.ft. (55.6 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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16 Cannock Road, WS7 0BJ  
burntwood@billtandy.co.uk  
Tel: 01543 670 055

[www.billtandy.co.uk](http://www.billtandy.co.uk)



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