

DRAFT

1 Hancox Close, Burntwood, Staffordshire, WS7 3AH



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Staffordshire, WS7 3AH**

£220,000

OIRI - NO CHAIN

Built by Messrs. Taylor Wimpey in 2019 and being the ex show home this immaculately presented two bedroom end of terrace property is offered with no onward and of particular interest to the first time buyer market. Ideally located close to local amenities and excellent commuter links with the A5 and M6 toll road nearly the property is also within walking distance to Chasewater nature reserve, where whatever the season there is always lots to see and do boasting a 90 hectare reservoir, plenty of green open space and a steam railway. The property itself, comprises entrance hall with guest cloakroom and useful store/ laundry, open plan living room kitchen, two first floor bedrooms and bathroom. Outside, the property has enclosed rear garden and two allocated parking spaces. Viewing is strongly encouraged.



RECEPTION HALLWAY

approached via an opaque UPVC double glazed front entrance door with matching side panel, modern wood effect flooring with fitted entrance mat, smoke detector, ceiling light point, door to guest cloakroom, double door to store / laundry housing the combination boiler, plumbing and drainage for washing machine.

GUEST CLOAKROOM

with modern wood effect flooring and comprising white suite with pedestal wash hand basin with tiled splashback, low level w.c, radiator, ceiling light point, extractor fan, upvc double glazed opaque window to front elevation.

OPEN PLAN LIVING ROOM / KITCHEN

4m x 15.5m (13' 1" x 50' 10") with continuation of the modern wood effect flooring. The kitchen area comprises a range of grey high gloss units, matching wall and base units with roll top work surfaces and matching splashbacks, inset one and half bowl stainless steel sink and drainer with mono mixer tap, 4 burner gas hob with integrated oven below and extractor fan above, integrated 70/30 split fridge freezer, integrated slimline dishwasher, under cupboard and kickboard mood lighting, ceiling light point, extractor fan. Open plan to the living area with two ceiling light points, radiator, upvc double glazed French doors to rear garden with matching side panels, high level sockets / aerial for wall mounted TV.

STAIRS TO FIRST FLOOR LANDING

with radiator, ceiling light point, smoke detector, loft access hatch, door leading off to :



BEDROOM ONE

4m x 2.4m (13' 1" x 7' 10") with ceiling light point, radiator, upvc double glazed window to rear aspect.

BEDROOM TWO

4m x 2.4m (13' 1" x 7' 10") (including over stairs bulk head cupboard) radiator, ceiling light point, additional wall mounted heater, two upvc double glazed windows to front aspect.

BATHROOM

fitted with a white suite comprising panelled bath with mains fed dual shower head, glazed splash screen, pedestal wash hand basin, low level w.c., wall mounted heated towel rail, tiled floor and half height wall tiling extending to full height wall tiling around the bath area, ceiling light point, extractor.



OUTSIDE

the property is approached via a paved pathway with planted borders leading up to the entrance door, whilst to the rear is fence enclosed garden with paved patio area leading onto lawned area, side gate.

Being the ex SHOW HOME the property does benefit from two allocated parking spaces,

COUNCIL TAX B

Lichfield District Council



UTILITIES CONNECTED

Mains water & Drainage

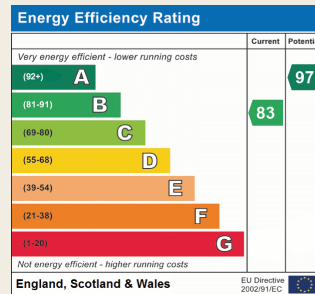
Board band

Telephone point

Gas and electric

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 Freehold. Should you proceed with the purchase of the property these details must be verified by your solicitor.

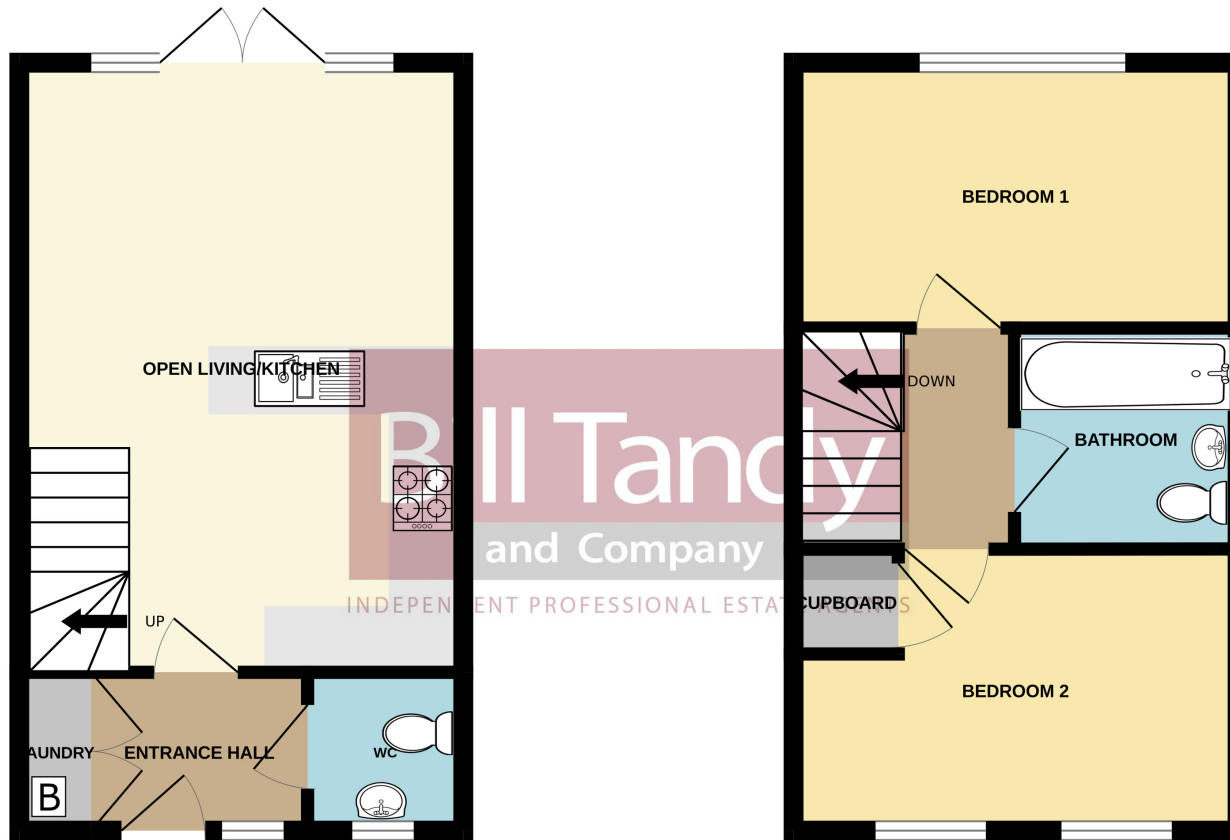
VIEWING

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

1ST 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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Bill Tandy
 and Company

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