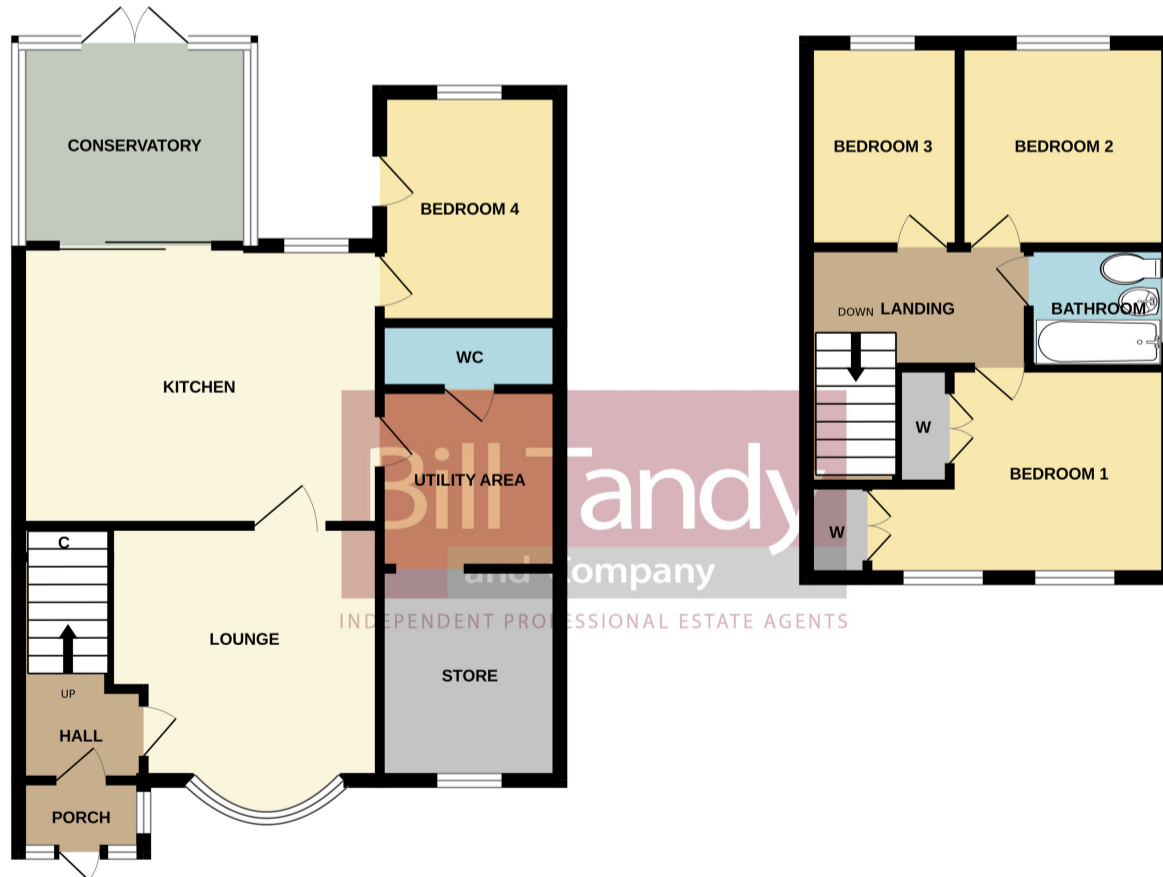




GROUND FLOOR

1ST FLOOR



26 EARL DRIVE BURNTWOOD WS7 1PT

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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26 Earl Drive, Burntwood,  
Staffordshire, WS7 1PT

£260,000

## Freehold (to be confirmed)

This upgraded four bedroom semi detached home is situated in the ever popular Holly Grove School catchment area and benefits from extended ground floor accommodation comprising entrance vestibule, hall, lounge, STAND OUT FEATURE refurbished kitchen, bedroom four and conservatory. To the first floor there are three bedrooms and bathroom. Externally there is a block paved driveway providing off road parking and to the rear a very neatly maintained garden which includes a timber construction providing a covered space ideal for Alfresco dining and entertaining

Earl Drive is readily accessible for the amenities of Burntwood and a short distance from local countryside.

\*see agents notes regarding TENURE



### AGENT NOTES

Our client advises us that the property is leasehold. The lease commenced on June 4 1975 for a period of 99 years. Ground rent was initially for £48 per annum rising to £120 per annum. \*\*\*IT IS THE INTENTION OF OUR CLIENT THAT THE FREEHOLD WILL BE SECURED PRIOR TO OR ON LEGAL COMPLETION\*\*\* Should you proceed with the purchase of the property these details must be verified by your solicitor.

### ENTRANCE VESTIBULE

Accessed via a composite entrance door. Tiled floor. Opaque double glazed uPVC framed door opens to the lounge.

### LOUNGE

12' 9" x 9' 6" (3.89m x 2.90m) Maximum width 14' 4". With double glazed window to the front elevation, central heating radiator, tiled floor.

### CONSERVATORY

Being of brick plinth and double glazed unit construction, With Bi-fold double glazed doors opening to the rear garden.

### GUEST CLOAKROOM

With a contemporary suite in white of wash hand basin with cupboard beneath, W.C. Tiled floor.

### UTILITY AREA

7' 1" x 6' 11" (2.16m x 2.11m) With plumbing for washing machine. Door leading through to a storage area, with potential to create a further room.



### KITCHEN

14' 4" x 9' 9" (4.37m x 2.97m) Having been attractively refurbished with a range of contemporary units at eye and base level providing work surface, storage and appliance space. Single drainer sink unit with mixer tap over, four ring gas hob, electric oven, plumbing for dishwasher, space for a fridge/freezer, double glazed window to the rear elevation, central heating radiator, tiled floor, double glazed patio doors opening to the conservatory.

### BEDROOM FOUR

9' 4" x 7' 3" (2.84m x 2.21m) With double glazed window to the rear elevation. Central heating radiator.

### FIRST FLOOR

### LANDING

With access to the roof space, overstairs storage cupboard and glass bannister.



### BEDROOM ONE

12' 4" x 8' 4" (3.76m x 2.54m) With double glazed windows to the front elevation, central heating radiator.

### BEDROOM TWO

8' 5" x 8' 1" (2.57m x 2.46m) With double glazed window to the rear elevation, Central heating radiator.

### BEDROOM THREE

8' 1" x 5' 9" (2.46m x 1.75m) With double glazed window to the rear elevation. Central heating radiator,

### BATHROOM

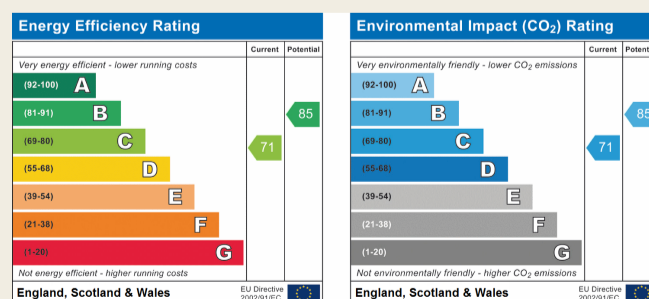
Comprising a suite in white of panelled bath with shower attachment off the mixer tap, wash hand basin and W.C. Opaque double glazed window to the side elevation, tiled walls and floor, Chrome style towel rail.



### OUTSIDE

The property is set back from the pavement behind a block paved driveway which provides off road parking. To the rear a neatly maintained garden with an area of decking, shaped lawn and a covered external timber construction entertaining space.

### COUNCIL TAX BAND B LICHFIELD DISTRICT COUNCIL



### TENURE



### 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.