



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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5 Muncott End, Burntwood, Staffordshire, WS7 3RE

£220,000 Freehold

Bill Tandy and Company, Burntwood, are delighted to be offering to the market this fabulous opportunity to secure a ready-to-go home. This two bedroom semi detached property has been beautifully kept by the current owners ready for the new owner to just walk in and put the boxes down. Situated on the ever-popular Holly Blue Meadow estate being convenient for both excellent local amenities and easy access to highly regarded local schools as well as easy commuter access to the A5 trunk road and M6 toll. The property itself briefly comprises open entrance hall, guests cloakroom, open plan living kitchen area, two double bedrooms and bathroom. There is an enclosed garden to the rear and a driveway to the side providing parking for two cars. This has to be viewed to fully appreciate the accommodation offer.



OPEN ENTRANCE HALL

approached via a UPVC opaque composite entrance door with matching opaque double glazed side panel and having ceiling light point, smoke detector, double doored utility cupboard housing the boiler and having plumbing for washing machine, opening through to kitchen and door to:

GUESTS CLOAKROOM

having modern ceramic tiled flooring, pedestal wash hand basin with contemporary contrasting tiled splashback, low level W.C., radiator with decorative cover, extractor fan, ceiling light point and UPVC opaque double glazed window to front.

OPEN LIVING KITCHEN AREA

The Kitchen Area: 3.00m x 2.70m (9' 10" x 8' 10") having a range of modern base units with contrasting roll top work surface above, matching wall mounted units, integrated one and a half bowl sink and drainer, gas hob with integrated oven and grill below and extractor above, space for free-standing fridge/freezer and ceiling light point.

The Living Area: 3.00m x 3.00m (9' 10" x 9' 10") having two ceiling light points, radiator with decorative cover, UPVC double glazed French doors with UPVC double glazed side panels leading out to the rear garden and stairs to first floor.

FIRST FLOOR LANDING

having ceiling light point, smoke detector, radiator, loft access hatch and doors to further accommodation.

BEDROOM ONE

4.00m x 2.40m (13' 1" x 7' 10") having UPVC double glazed window to rear, ceiling light point and radiator.



BEDROOM TWO

4.00m max (2.90m min) x 2.30m max (1.20m min) (13' 1" max x 7' 7" max) having two UPVC double glazed windows to front, ceiling light point and radiator.

BATHROOM

1.90m x 1.90m (6' 3" x 6' 3") having tiled flooring, contemporary tiled splashbacks, white suite comprising low level W.C., pedestal wash hand basin and panelled bath with mains fed shower fitment over and glazed bi-fold splash screen, extractor fan, ceiling light point and heated towel rail.

OUTSIDE

The property is set back from the pavement with decorative courtyard frontage having pebbled area and paved path leading to the front door. There is a tarmac driveway to the side providing parking for two cars and a side gate which leads to the rear. There is a fence enclosed garden to the rear which narrows to one end



having contemporary paved patio area, lawn and a small bark chipped area.

COUNCIL TAX

Band B.

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. 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		97
(81-91)	B		82
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			

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.