



10 Burns Drive, Burntwood, Staffordshire, WS7 9BQ

Bill Tandy
and Company
INDEPENDENT PROFESSIONAL ESTATE AGENTS

**10 Burns Drive, Burntwood,
Staffordshire, WS7 9BQ**

£185,000 Offers over

Bill Tandy & Co, Burntwood, are delighted to be able to offer to the market this superbly located extended two bedroom semi-detached bungalow in need of cosmetic updating. Being offered with the added benefit of NO ONWARD CHAIN this is an incredible opportunity to secure a good size bungalow fantastically positioned at the head of this sought after cul-de-sac and has been priced to sell. Burns Drive is conveniently located off Gostey Lea allowing easy access to by foot to Swan Island and the abundance shopping & lifestyle amenities available there, as well as access to the local bus network and also a stones throw from the ever popular Fulfen Primary School. In brief, the accommodation comprises of; entrance hall, two bedrooms, extended lounge/diner, kitchen, Bathroom, fore & rear gardens, garage, carport and off road parking for several vehicles. An early viewing of this property is considered essential to fully appreciate the accommodation on offer.



HALLWAY

approached via an opaque glazed UPVC front entrance door and having ceiling light point, radiator, smoke detector, access to loft via hatch and doors to further accommodation.

EXTENDED LOUNGE/DINER

7.60m x 3.60m (24' 11" x 11' 10") having two ceiling light points, three wall light points, two radiators, feature mock brick fireplace with marble hearth and housing a flame effect electric fire, large UPVC double glazed windows to rear and UPVC double doors opening to the rear garden. Door to kitchen.

KITCHEN

2.40m x 2.30m (7' 10" x 7' 7") having pre-formed work surfaces with wooden base storage cupboards below, matching wall mounted cupboards, tiled splashbacks, space and plumbing for white goods, UPVC double glazed window to rear, ceiling light point, electric hob with extractor above, high-level oven and opaque glazed door to garage.

BEDROOM ONE

3.60m x 2.90m (11' 10" x 9' 6") having ceiling light point, radiator and UPVC double glazed window to front.

BEDROOM TWO

2.90m x 2.40m (9' 6" x 7' 10") having ceiling light point, radiator and UPVC double glazed window to front.

BATHROOM

having tile effect flooring, floor to ceiling tiled walls, suite comprising panelled bath with overhead mains plumbed shower and glass bi-fold splash screen, low level W.C. and vanity wash hand basin with storage beneath, cupboard housing the combination boiler, ceiling light point and opaque UPVC double glazed window to side.



OUTSIDE

The property is approached via tandem driveway leading to the car port and garage. There is a good sized lawned foregarden with additional block paved parking at the base. To the rear of the property is a paved patio area with steps leading up to the main garden which is currently designed for low maintenance with a pebbled area, side paved seating area, raised bedding plant beds and fenced perimeters

GARAGE

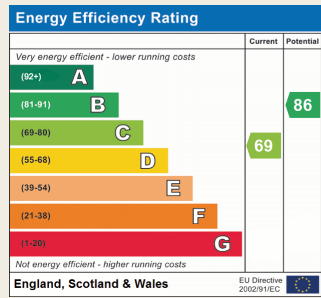
approached via an up and over entrance door, having power and light with single glazed rear door to garden and single glazed window to side.

COUNCIL TAX

Band C.

FURTHER INFORMATION

Mains drainage and water connected. Electricity and gas connected. Telephone connected. For broadband and mobile phone speeds and coverage, please refer to the website below: <https://checker.ofcom.org.uk/>



TENURE

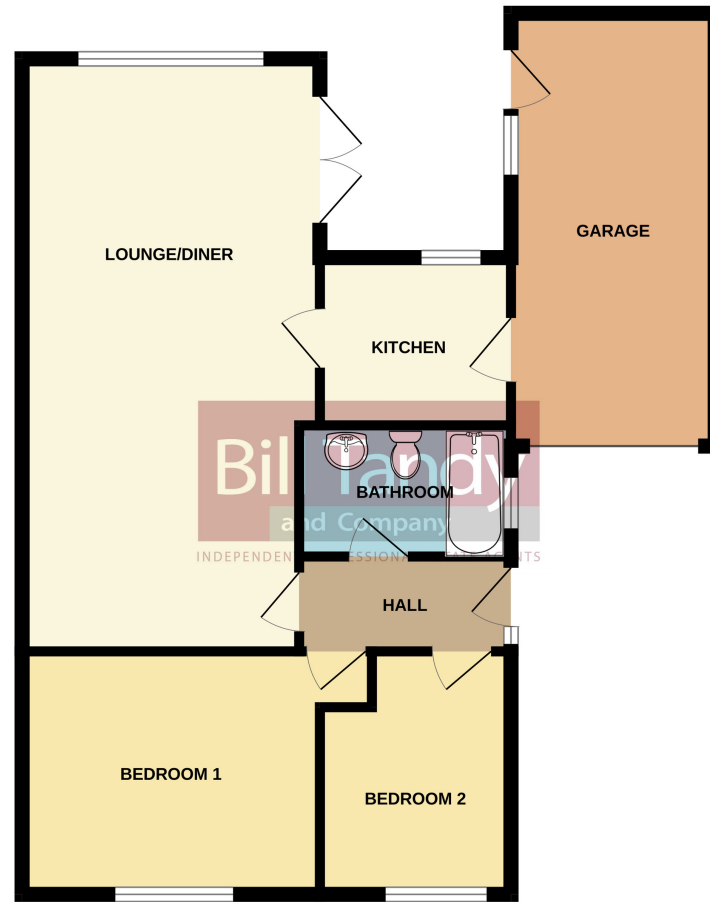
Our client advises us that the property is Freehold. Should you proceed with the purchase of the property these details must be verified by your solicitor.

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



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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