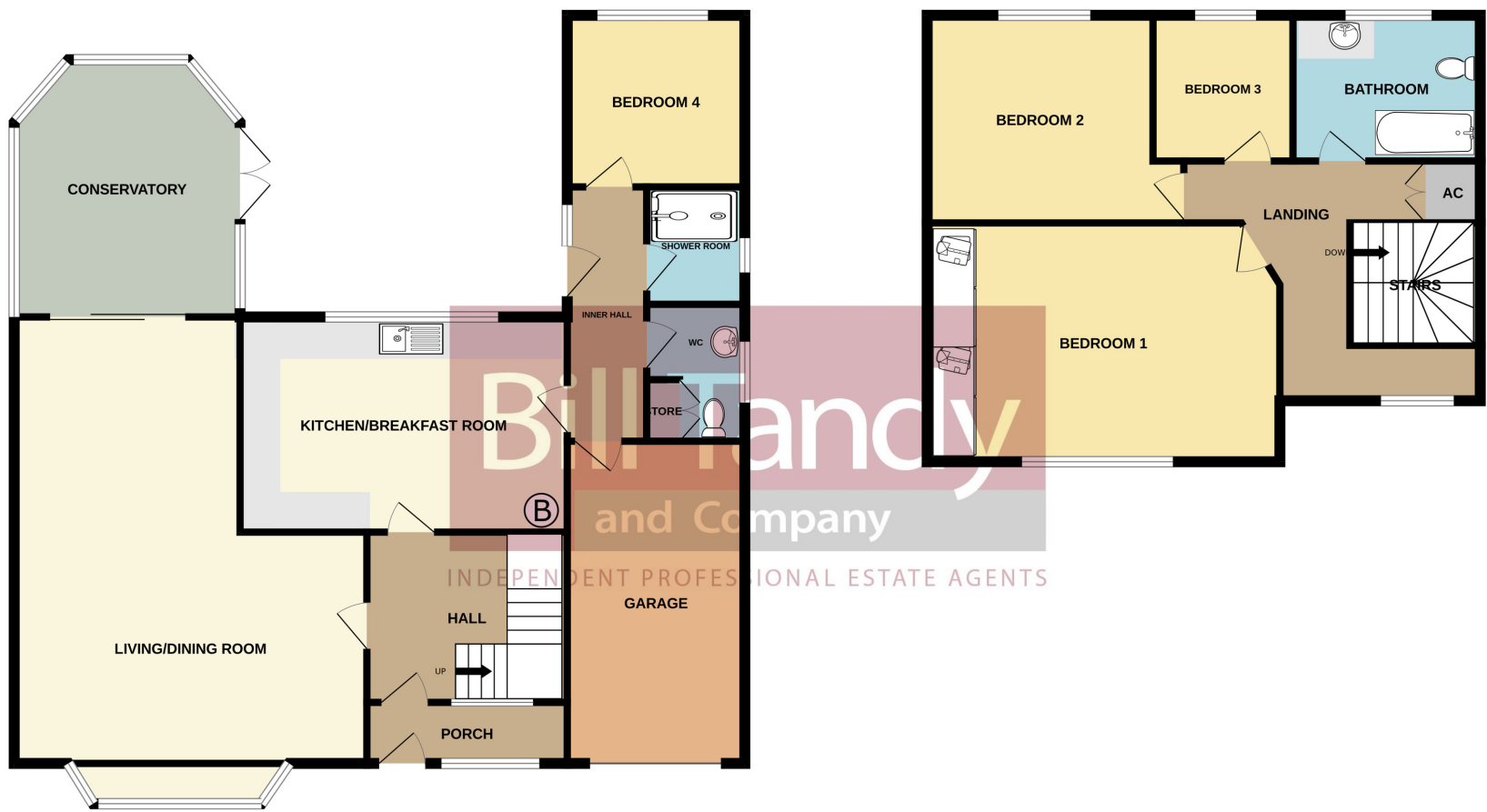




GROUND FLOOR

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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46 Church Road, Burntwood,  
Staffordshire, WS7 9EA

£525,000 Freehold  
OIRO - NO CHAIN

Bill Tandy and Company, Burntwood, are delighted to be offering to the market this fabulous opportunity to secure a great sized family home on a fantastic plot in one of the most sought after areas of Burntwood, with the added benefit of no onward chain. Having previously been a rental property for the current owner and therefore needing some cosmetic updating throughout, the property offers fantastic space with three bedrooms and bathroom upstairs, a vast 'L' shaped lounge/dining room, conservatory, fabulous fitted kitchen overlooking the garden, garage, ground floor bedroom four and W.C. and shower room facilities downstairs. There is also a fabulous enclosed rear garden and a wonderful frontage with a good size front lawn alongside an abundance of parking. Church Road itself is eagerly sought after by lots of buyers due to the fabulous access to popular local schools, the nearest being Fulfen primary, and excellent access to local amenities at nearby Swan Island, as well as very easy access to the local commuter links via the A5 and M6 toll. This is an exciting opportunity to put your own stamp on a fabulous property on an enviable plot. An early viewing is considered essential to fully appreciate the accommodation and space on offer.



PORCH ENTRANCE

approached via a UPVC double glazed entrance door with UPVC double glazed windows to side and having ceiling light point and a UPVC opaque double glazed door opening to:

RECEPTION HALL

having window to front looking into the porch, ceiling light points, radiator, stairs to first floor with under stairs storage cupboard and doors to further accommodation.

'L' SHAPED LOUNGE/DINING ROOM

7.20m max (3.80m min) x 5.80m max (3.70m min) (23' 7" max 12'6" min x 19' 0" max 12'2" min) a lovely bright room having feature UPVC double glazed bow window to front, blocked off open fireplace with stone and brick surround and wooden mantel with electric log burner, two ceiling light points, two wall light points, two radiators, serving hatch to kitchen and UPVC double glazed sliding doors to rear conservatory.

KITCHEN

5.30m x 3.30m (17' 5" x 10' 10") having traditional dark wood base units with roll top work surfaces above, matching wall mounted cupboards, integrated eye-level double oven and grill, one and a half bowl sink and drainer, space and plumbing for white goods, traditional tiled splashbacks, large UPVC double glazed window overlooking the rear garden, floor mounted oil fired boiler and internal opaque glazed door opening to:

INNER HALL

having ceiling light point, wood effect flooring, UPVC opaque double glazed door and matching UPVC opaque double glazed side panel to the rear garden, door to garage and doors to further accommodation.

GROUND FLOOR GUESTS W.C.

2.20m x 1.50m (7' 3" x 4' 11") having half height tiled walls, ceiling light point, radiator, UPVC opaque double glazed window to side, pedestal wash hand basin, low level W.C. and double doored built-in storage cupboards.

GROUND FLOOR SHOWER ROOM

1.80m x 1.50m (5' 11" x 4' 11") having radiator, ceiling light point, UPVC opaque double glazed window to side, tiled floor and double shower cubicle with aquaboarding surround and electric shower fitment.



GROUND FLOOR BEDROOM FOUR

2.90m x 2.80m (9' 6" x 9' 2") having ceiling light point, radiator, high level power points and UPVC double glazed window overlooking the rear garden.

UPVC DOUBLE GLAZED CONSERVATORY

4.30m x 3.70m (14' 1" x 12' 2") having half height brick base surround, tiled floor, polycarbonate roof, UPVC double glazed French doors to rear patio, radiator and ceiling fan/light unit.

FIRST FLOOR LANDING

having large UPVC double glazed window to front with viewing platform ideal for reading, ceiling light point, radiator, airing cupboard and loft access hatch with pulldown ladder leading to part boarded loft with light. Doors lead off to further accommodation.

BEDROOM ONE

5.80m x 3.80m (19' 0" x 12' 6") having fitted wardrobes to one wall, recess for dressing table with mirror and light, large UPVC double glazed window to front, two ceiling light points, two wall light points and radiator.

BEDROOM TWO

3.70m x 3.30m (12' 2" x 10' 10") having UPVC double glazed window to rear, ceiling light point and radiator.

BEDROOM THREE

2.20m x 2.20m (7' 3" x 7' 3") having UPVC double glazed window to rear and ceiling light point.



BATHROOM

3.00m x 2.20m (9' 10" x 7' 3") having wood effect flooring, tiling to walls, rolltop vanity surface with dark wood storage units beneath and inset wash hand basin with mono mixer tap, low level W.C., panelled bath with mains plumbed overhead shower fitment, radiator with integrated heated towel rail, UPVC opaque double glazed window to rear and ceiling light point.

OUTSIDE

The property is set well back from the road having tarmac double width driveway leading to the garage and sweeping round to the front porch entrance. There is a lawned foregarden with low level decorative wall, hedged boundaries to both sides and two mature trees. There are side gates to both sides of the property leading to the rear one of which provides plenty of space to the side of the garage suitable for caravan. The rear garden has a lovely stone paved patio area with power points and water taps, with decorative low wall and is mainly laid to lawn with fenced boundaries, mature hedges to one side and hardstanding for good sized shed or greenhouse.

GARAGE

5.30m x 2.90m (17' 5" x 9' 6") approached via an electrically operated up and over entrance door and having courtesy door to inner hall, UPVC double glazed window to side and cold water tap.

COUNCIL TAX

Band F.

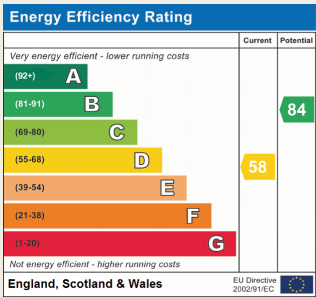


FURTHER INFORMATION/SUPPLIES

Mains drainage, water and electricity connected. There is no mains gas and the heating is oil fired. Telephone and Broadband connected. For broadband and mobile phone speeds and coverage, please refer to the website below: <https://checker.ofcom.org.uk/>

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 prior to a sales memorandum being issued. This charge is non-refundable.



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](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.