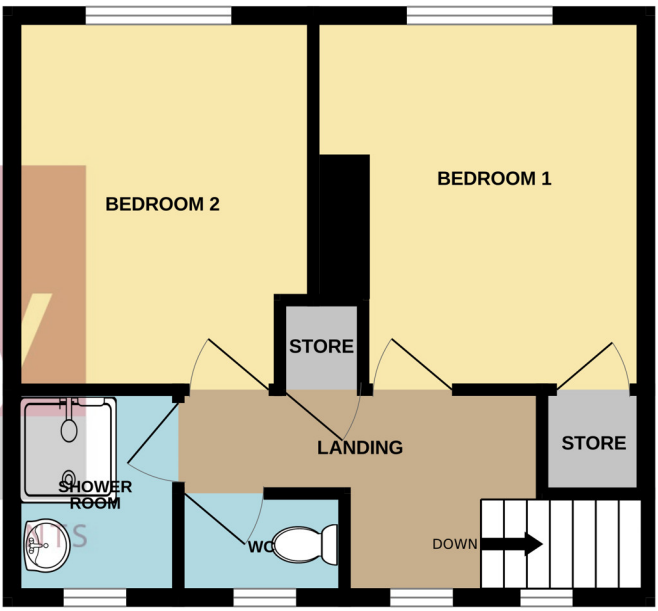
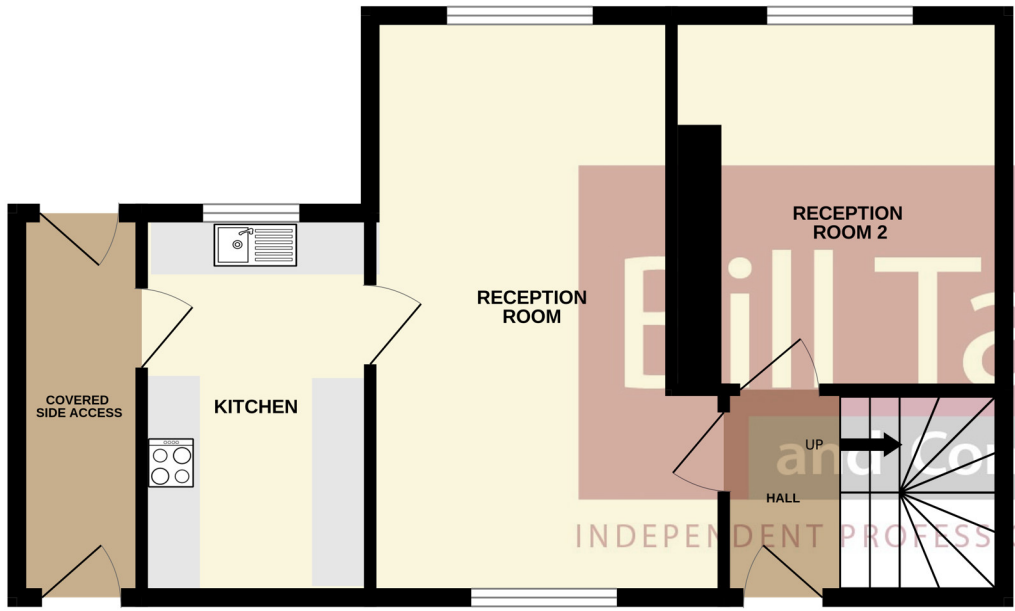


GROUND FLOOR

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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98 Baker Street, Burntwood,
Staffordshire, WS7 4RQ

£205,000 Freehold
NO CHAIN - ORIO

NO CHAIN - EXCELLENT FIRST TIME PURCHASE

A fantastic opportunity to acquire a well-proportioned two-bedroom semi-detached home, ideally located in the heart of Burntwood and offered with No Onward Chain. Perfect for first-time buyers, this property sits on a generous plot and benefits from highly regarded local schools, excellent transport links and convenient access to amenities at both Sankeys Corner and Swan Island. The property features an impressive frontage with ample parking for multiple vehicles, along with a generous enclosed rear garden—ideal for outdoor enjoyment. Inside, the accommodation includes two well-sized double bedrooms, a modern shower room with separate W.C. to the first floor, and two versatile reception rooms along with a fitted kitchen to the ground floor. The home further benefits from a recently installed heating system. An excellent home with great potential.



ENTRANCE HALL

entered via a UPVC opaque double glazed front entrance door and having ceiling light point, radiator, stairs to first floor and doors to further accommodation.

RECEPTION ROOM ONE

5.60m x 3.20m (18' 4" x 10' 6") a lovely through room having UPVC double glazed windows to front and rear flooding the room with light, wood effect flooring, two ceiling light points, radiator, electrically operated roller blinds and cupboard housing the recently fitted Worcester combination boiler.

RECEPTION ROOM TWO

3.60m x 2.70m (11' 10" x 8' 10") having UPVC double glazed window to rear, ceiling light point, radiator and fitted electrically operated roller blinds.

SIDE COVERED PASSAGE

3.70m x 1.20m (12' 2" x 3' 11")

KITCHEN

3.70m x 2.10m (12' 2" x 6' 11") having wood effect base units with contrasting complementary roll top work surface above, inset induction hob with overhead extractor, eye-level oven, inset sink and drainer with mono mixer tap, space and plumbing for white goods, matching wall mounted units, tiled splashbacks, tiled flooring, modern vertical radiator, two ceiling light points, UPVC double glazed window to rear and glazed door to side covered area.

SIDE COVERED AREA

3.70m x 1.20m (12' 2" x 3' 11") providing a useful storage area having UPVC opaque double glazed doors to front and rear, wall light point and power points.



FIRST FLOOR LANDING

having UPVC double glazed windows to front, ceiling light point, storage cupboard, loft access hatch and doors to further accommodation.

BEDROOM ONE

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

BEDROOM TWO

3.60m x 2.80m (11' 10" x 9' 2") having ceiling light point, radiator, UPVC double glazed window to rear and over stairs storage cupboard.

CONTEMPORARY SHOWER ROOM

1.80m x 1.60m (5' 11" x 5' 3") having modern tile effect flooring, contemporary tiling to walls, shower cubicle with glazed sliding door entrance and having mains plumbed shower fitment with dual head incorporating rainfall effect, wall mounted wash hand basin with high gloss storage cupboard beneath and wall mounted mirror, heated towel rail, UPVC opaque double glazed window to front, recessed downlights and extractor fan.



SEPARATE W.C.

having modern tile effect flooring, contemporary tiling to one wall, low level W.C. with hidden cistern, UPVC opaque double glazed window to front, ceiling light point and radiator.

OUTSIDE

The property is set well back from the road and is well screened with a mature hedge boundary to three sides. There is driveway parking suitable for at least three vehicles, secure metal storage sheds and a lawned foregarden with central decorative tree. To the rear the good sized garden is mainly laid to lawn having a block paved seating area, mature hedged boundaries to all sides, good sized shed and mature trees and shrubs.

COUNCIL TAX

Band A.

FURTHER INFORMATION/SUPPLIES

Mains drainage, water, 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/>

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.

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.