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28 Myatt Avenue, Burntwood, Staffordshire, WS7 2DF

Bill Tandy
and Company
INDEPENDENT PROFESSIONAL ESTATE AGENTS

28 Myatt Avenue, Burntwood, Staffordshire, WS7 2DF

£300,000 OIRO

Deceptively spacious four bedroom semi detached dormer house requiring modernisation available with immediate vacant possession, and benefitting from a newly installed boiler and heating system and recently updated fuse board perfectly suited to families, or investors alike. Myatt Avenue is a popular residential road, just off Morley Road with excellent local amenities on the doorstep and in brief comprises porch entrance, through hallway, two good sized ground floor double bedrooms, ground floor bathroom, living room, kitchen, conservatory and two double bedrooms on the first floor. Outside is an integral garage, gardens to both fore and rear and driveway parking, and an internal viewing is considered essential to fully appreciate the space and accommodation on offer. The property is perfectly positioned to take full advantage of the easy access to highly regarded local schools.



PORCH ENTRANCE

approached via a UPVC double glazed front entrance door and having UPVC double glazed windows to front and both sides, wood panelling, wall light point and glazed internal door to:

THROUGH HALLWAY

having two ceiling light points, two radiators, stairs to first floor and doors to further accommodation.

LIVING ROOM

4.80m x 4.00m (15' 9" x 13' 1") having a feature fireplace with raised slate hearth and housing a gas fire, UPVC double glazed window and UPVC double glazed door into the conservatory and radiator.

KITCHEN

3.60m x 2.70m (11' 10" x 8' 10") having traditional wooden base units with complementary roll top work surface above, matching wall mounted units, inset sink and drainer with mono mixer tap, space for free-standing electric cooker, space and plumbing for white goods, space for breakfast table, ceiling light point, radiator, UPVC double glazed window to rear and door to PANTRY STORE 1.40m x 0.90m (4'7" x 2'11") having UPVC opaque double glazed window to side and storage shelving. A glazed internal door opens to:

INNER HALL

1.20m x 0.90m (3' 11" x 2' 11") having UPVC opaque double glazed door to the side access and door to STORE CUPBOARD 1.20m x 0.90m housing the recently fitted combination boiler.

BEDROOM THREE

3.60m x 3.60m (including built-in wardrobes) (11' 10" x 11' 10" including built-in wardrobes) having UPVC double glazed window to front, ceiling light point, radiator and built-in wardrobes to one wall.



BEDROOM FOUR

3.60m x 3.00m (11' 10" x 9' 10") having UPVC double glazed window to side, radiator, ceiling light point and decorative wooden beams to wall and ceiling.

GROUND FLOOR BATHROOM

2.60m x 2.10m (8' 6" x 6' 11") having low level W.C., wall mounted wash hand basin, panelled bath with overhead electric shower fitment and glazed splash screen, half height tiled walls, UPVC opaque double glazed window to rear, storage cupboard with shelving, ceiling light point and radiator.

UPVC DOUBLE GLAZED CONSERVATORY

4.00m x 2.70m (13' 1" x 8' 10") having half height brick wall base, wood effect flooring, pitched tinted glass roof incorporating a light/fan unit, radiator and UPVC door out to the rear garden.

FIRST FLOOR LANDING

having wall light point, loft access hatch and doors to further accommodation.

BEDROOM ONE

4.80m max x 4.00m max (15' 9" max x 13' 1" max) having ceiling light point, radiator, UPVC double glazed window to front and door to good sized eaves storage.



BEDROOM TWO

4.00m max (3.10m min) x 3.00m max (2.20m min) (13' 1" max 10' 2" min x 9' 10" max 7' 3" min) having UPVC double glazed window to rear, ceiling light point and radiator.

OUTSIDE

The property is set back from the road with a gravelled drive providing parking for multiple cars, and there is a foregarden being mainly laid to lawn with rockery edging, mature shrubs and conifer boundary. A side access leads round to the rear garden having two gravelled seating areas and is mainly laid to lawn with mature trees and shrubs, outside taps and hardstanding for shed.

INTEGRAL SINGLE GARAGE

5.00m x 2.70m (16' 5" x 8' 10") approached via a manual up and over entrance door and having power and light.

COUNCIL TAX

Band C.



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. For further information 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.



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.

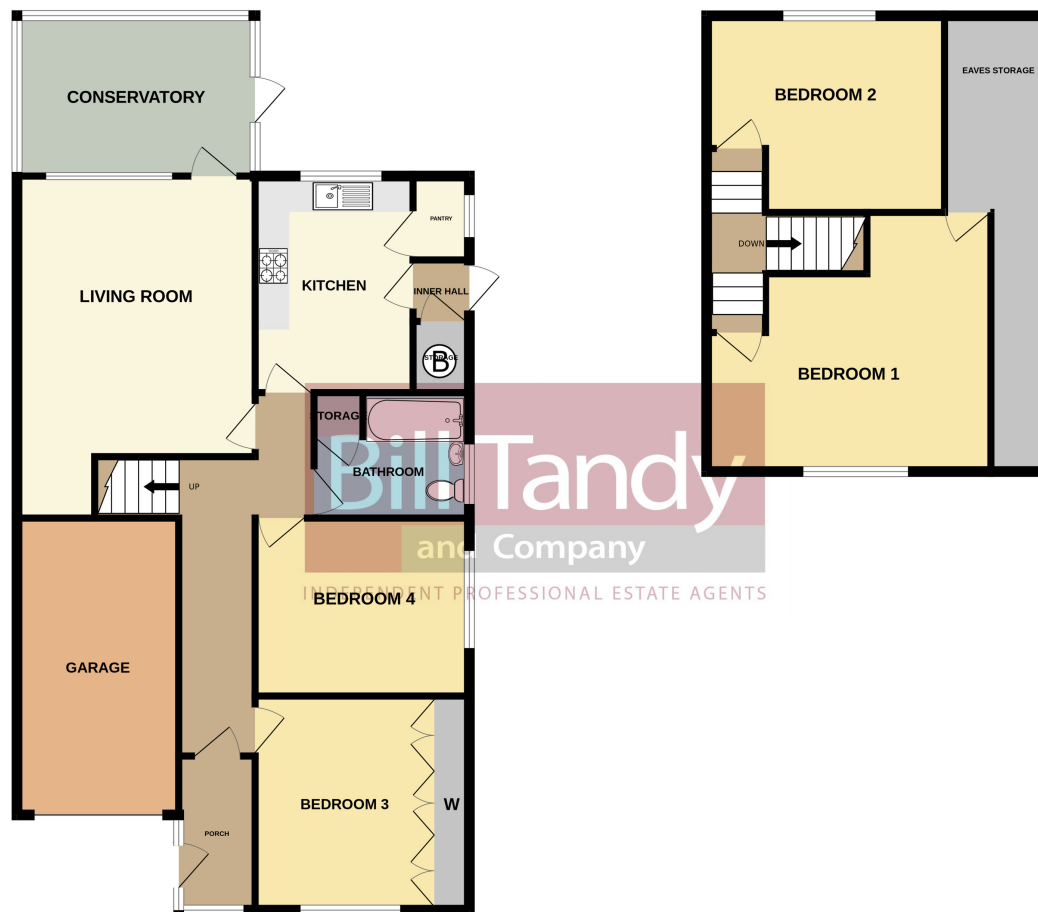
VIEWING

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

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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