



60 Sevens Road, Cannock, Staffordshire, WS12 0QA

Bill Tandy
and Company
INDEPENDENT PROFESSIONAL ESTATE AGENTS

60 Sevens Road, Cannock,
Staffordshire, WS12 0QA

£250,000

Offers in the region of

Bill Tandy and Company are pleased to present this well appointed three bedroom semi detached family home having the benefit of UPVC double glazing and gas fired central heating, with stand-out features being the deep driveway which provides ample parking and a lovely enclosed rear garden with countryside outlook. The well planned accommodation in brief comprises welcoming reception hall, downstairs guests cloakroom, family lounge, spacious UPVC double glazed wrap around conservatory, kitchen, three good sized first floor bedrooms and bathroom. An early internal viewing comes strongly recommended to fully appreciate both setting and the full extent of accommodation on offer.



RECEPTION ENTRANCE

approached via a part obscure double glazed UPVC panel entrance door and having ceramic tiled flooring, carpeted easy tread staircase with wall mounted handrail ascends to the first floor, useful fitted base level storage cupboard, an opening through to the wrap around conservatory and additional doors lead off.

KITCHEN

13' x 7' 7" (3.96m x 2.31m) having a range of matching modern light wooden fronted wall and base units incorporating corner display shelving, complementary roll top work surfaces, part ceramic splashback wall tiling, inset sink and drainer with chrome style mono tap, space for cooker with fitted concealed extractor fan over, plumbing for washing machine, space for larder style fridge/freezer, additional built-in storage cupboard housing the combination central heating boiler, ceramic tiled flooring, radiator and dual aspect UPVC double glazed windows to front and side.

FAMILY LOUNGE

15' 9" x 12' 4" max (9'5" min) (4.80m x 3.76m max 2.87m min) having a set of double glazed sliding patio doors to the conservatory, focal point wooden ornamental fireplace surround with raised hearth housing an inset coal effect flame electric fire (with gas point), coving to ceiling, central ceiling rose, two wall light points, radiator, T.V. aerial socket and wooden style laminate flooring.

WRAP AROUND CONSERVATORY

20' 2" x 7' 8" (6.15m x 2.34m) plus additional 15'5" x 4'3" (4.70m x 1.30m) a lovely addition to the property with views over the rear garden, this UPVC double glazed conservatory has a pitched polycarbonate roof, privacy wall, brick base with display sills, wooden style laminate flooring, radiator and power points.

GUESTS CLOAKROOM

having a white suite comprising dual flush close coupled W.C. and corner vanity wash hand basin with mono tap and part ceramic splashback wall tiling, wooden style laminate flooring and obscure UPVC double glazed windows to front and side.



FIRST FLOOR LANDING

having loft access hatch with ladder to leading fully boarded loft space, two fluorescent light strips and power points. The landing area has radiator, wooden style laminate flooring and wooden panel doors leading off.

BEDROOM ONE

13' 3" x 9' 2" (4.04m x 2.79m) having a UPVC double glazed window overlooking the rear garden, built-in double wardrobes with sliding doors, additional built-in double wardrobe with double doors, walk-in shower cubicle with glazed splash screen door, wall mounted shower unit and part ceramic splashback wall tiling, wooden style laminate flooring and radiator.

BEDROOM TWO

8' 3" x 8' 1" (2.51m x 2.46m) having a UPVC double glazed window to front, coving to ceiling, radiator and wooden style laminate flooring.

BEDROOM THREE

8' 1" x 7' 4" (2.46m x 2.24m) having a UPVC double glazed window to front, coving to ceiling and radiator.

BATHROOM

8' 8" x 5' 2" (2.64m x 1.57m) having suite comprising low level W.C., pedestal wash hand basin and panel bath with electric shower over, complementary part ceramic wall tiling, radiator and obscure UPVC double glazed window to side.



OUTSIDE

The property sits well back from the footpath behind a fully tarmaced frontage which provides ample parking for numerous vehicles. There is a wall mounted courtesy light next to the garage. Set to left hand side double metal gates open onto a paved patio leading up to the main entrance door, again with a wall mounted courtesy light. The patio extends along the left hand side through to the rear garden. Located to the rear lies a fence enclosed generously sized garden with a lovely outlook having a raised wooden terrace and steps leading down to a further raised wooden decked seating area both with inset perimeter lighting and solar powered courtesy lights on the rails. There are steps down to a tiered landscaped garden with paved seating area with pebbled borders for bedding plants and a further railway sleeper steps leads down to two central circular artificial lawn areas with block paved perimeter and pebbled surround. Another railway sleeper step leads down to a paved hardstanding area with storage shed/garden room with electricity, light and power points. There are various bedding plants, borders and mature shrubs.

GARAGE

16' 10" x 7' 8" (5.13m x 2.34m) approached via a vehicular up and over entrance door and having light and power points.

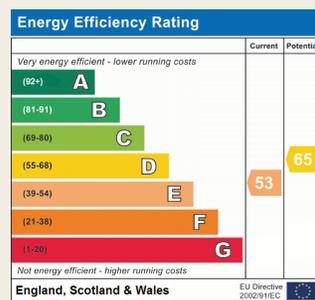


COUNCIL TAX

Band B.

FURTHER INFORMATION/SUPPLIES

Mains drainage, water, electricity and gas connected. Telephone connected. For broadband and mobile phone speeds and coverage, please 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.



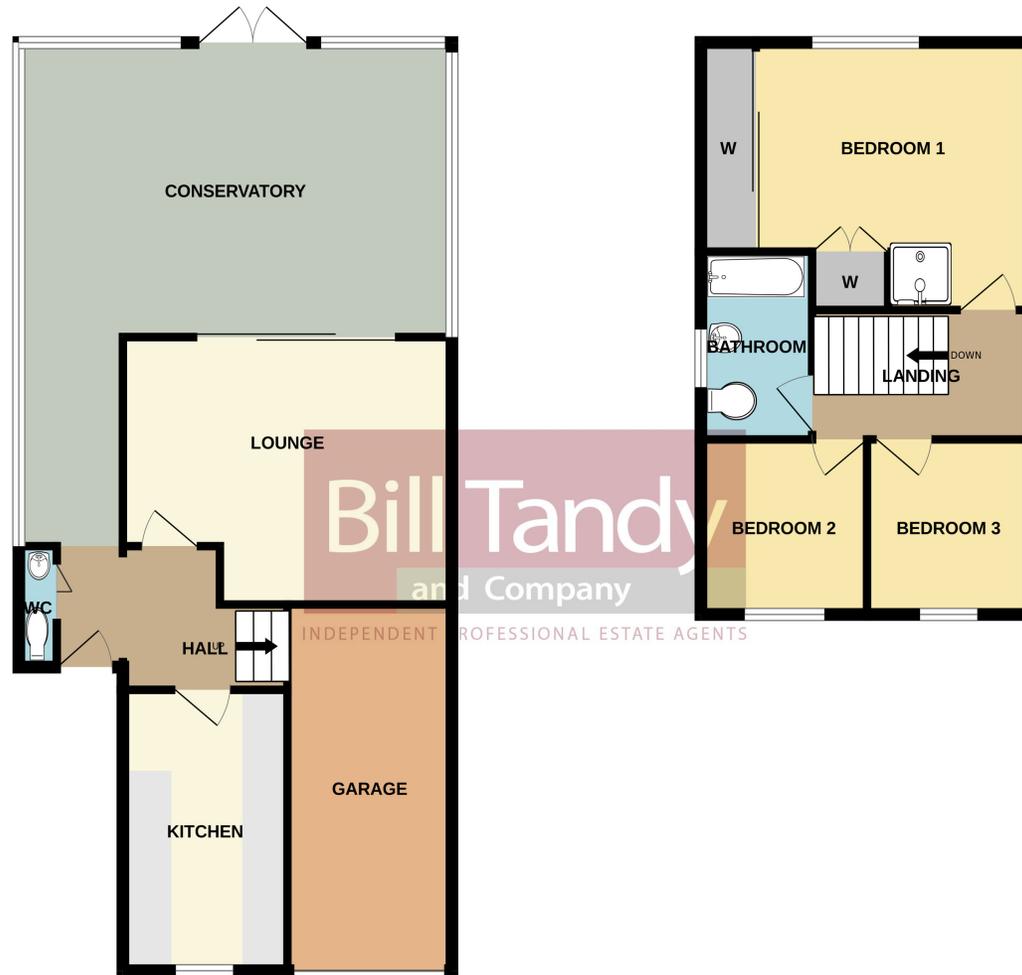
VIEWING

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

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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