



133 Cannock Road, Burntwood, Staffordshire, WS7 0BB

**Bill Tandy**  
and Company

INDEPENDENT PROFESSIONAL ESTATE AGENTS



## 133 Cannock Road, Burntwood, Staffordshire, WS7 0BB

# £325,000

Bill Tandy and Company are delighted to be offering to the market this three bedroom detached family home in a superbly convenient location. Situated on a fabulous corner plot with gardens to three sides, the property is situated on the corner of Cannock Road and Franklin Drive, perfectly positioned to take full advantage of the excellent amenities located at both nearby Swan Island and Sankeys Corner, as well as having excellent access to a host of highly popular primary and secondary schools. The property itself has been excellently cared for by the current owners and comprises three good sized bedrooms and a modern bathroom on the first floor, with two reception rooms along side the modern fitted kitchen and conservatory on the ground floor. There is also a detached single garage to the rear accessed via Franklin Drive, as well as parking for three cars and gardens with the rear garden being hard landscaped for ease of maintenance. An early viewing of this property is considered essential to fully appreciate the accommodation on offer.



### ENTRANCE HALL

approached via a UPVC opaque double glazed front entrance door and having ceiling light point, radiator, stairs to first floor and doors leading off to:

### GUESTS CLOAKROOM

having modern ceramic tiled flooring, tiled splashbacks, white suite comprising low level W.C. and wall mounted wash hand basin with high gloss storage cupboard below, wall mounted boiler, ceiling light point, radiator and UPVC opaque double glazed window to front.

### LOUNGE

4.30m x 4.20m (14' 1" x 13' 9") having focal point feature fireplace with wooden mantel and marble effect hearth and surround, gas point and housing an inset electric real flame effect fire, ceiling light point, two wall light points, cornicing to ceiling, UPVC double glazed window to front, radiator, half height dado rail and door to:

### DINING ROOM

3.00m x 2.40m (9' 10" x 7' 10") having modern ceramic tiled flooring, ceiling light point, coving, radiator, UPVC double glazed double doors with UPVC double glazed side panels leading out to the rear conservatory and opening through to:

### MODERN FITTED KITCHEN

3.00m x 2.60m (9' 10" x 8' 6") having a continuation of the modern ceramic tiled flooring, white high gloss base and wall mounted units, pre-formed work surface space, modern contrasting brick tiled splashbacks, inset gas hob, one and a half bowl sink and drainer with mono mixer tap, integrated oven and grill with overhead extractor, space and plumbing for washing machine, space for free-standing fridge/freezer, ceiling light point, radiator, UPVC double glazed window to rear, UPVC opaque double glazed door to side and understairs cupboard currently used as a pantry.



### UPVC DOUBLE GLAZED CONSERVATORY

4.00m x 2.40m (13' 1" x 7' 10") having low level brick base, UPVC double glazed French doors opening out to the rear garden, polycarbonate roof, tiled flooring, power points and two wall light points.

### FIRST FLOOR LANDING

having UPVC opaque double glazed window to side, loft access hatch leading to part boarded loft with light. Doors lead off to further accommodation.

### BEDROOM ONE

3.30m x 3.20m (10' 10" x 10' 6") having ceiling light point, radiator, UPVC double glazed window to front and door to:

### EN SUITE SHOWER ROOM ROOM

having tiled flooring, tiled walls, modern white suite comprising low level W.C., wash hand basin with high gloss storage cupboard below and walk-in shower with bi-fold glazed entrance door and electric shower fitment, ceiling light point, heated towel rail and UPVC opaque double glazed window to side.

### BEDROOM TWO

3.20m x 3.00m (10' 6" x 9' 10") having ceiling light point, radiator and UPVC double glazed window to rear.



### BEDROOM THREE

2.30m x 2.20m (7' 7" x 7' 3") having radiator, ceiling light point and UPVC double glazed window to front.

### MODERN RE-FITTED BATHROOM

2.00m x 1.90m (6' 7" x 6' 3") having tiled flooring, modern ceramic tiled walls, white suite comprising modern 'P' shaped bath with mains plumbed shower fitment above and glazed splash screen, low level W.C. and pedestal wash hand basin, useful built-in storage recesses, ceiling light point, heated towel rail, wall mounted shaver socket and UPVC opaque double glazed window to rear.

### OUTSIDE

The property sits on a fantastic corner plot, set back from the road behind dwarf wall with decorative iron railings, paved pathway leading to the front door and side access to each side of the property. There is a foregarden with mature shrubs and bedding plants which continues to the side of the property leading to the parking and detached single garage, which offers future potential subject to planning permission. To the rear the garden has been hard landscaped for low maintenance having fenced and walled boundaries, wooden double gates allowing vehicular access if needed and door at the rear of the garden leading into the garage.



### DETACHED SINGLE GARAGE

approached via an up and over entrance door and having door to garden and pitched roof racked out for storage.

### COUNCIL TAX

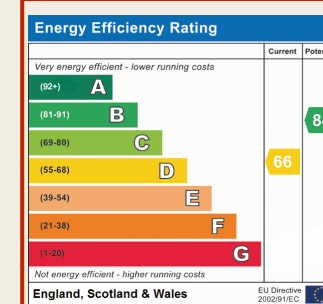
Band C.

### FURTHER INFORMATION/SUPPLIES

Mains drainage, water, electricity and gas 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

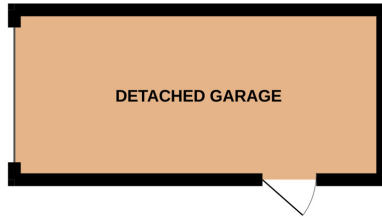
Our client advises us that the property is Freehold. Should you proceed with the purchase of the property these details must be verified by your solicitor.

### VIEWING

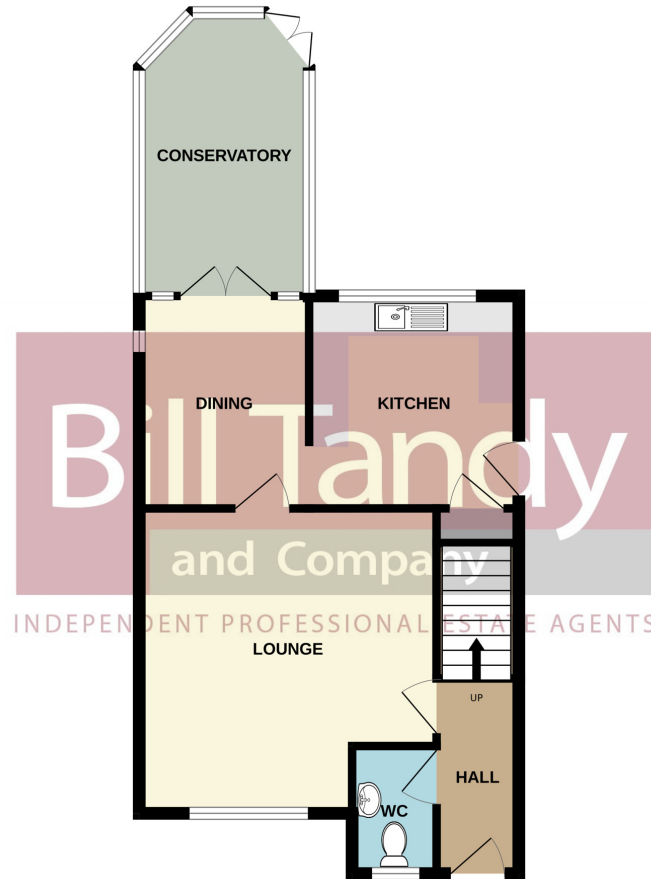
By arrangement with the Selling Agents, Bill Tandy and Company, 16 Cannock Road, Burntwood, Staffordshire, WS7 0BJ on 01543 670 055 or [burntwood@billtandy.co.uk](mailto:burntwood@billtandy.co.uk)

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.

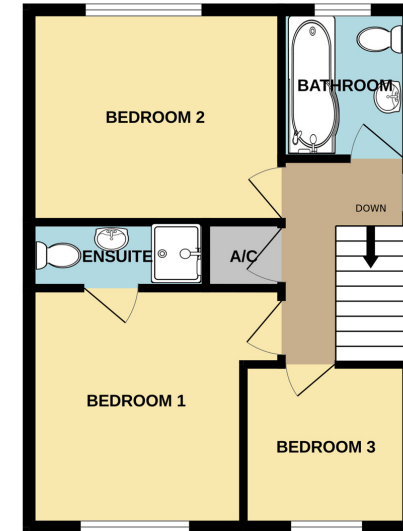
GARAGE  
134 sq.ft. (12.5 sq.m.) approx.



GROUND FLOOR  
541 sq.ft. (50.2 sq.m.) approx.



1ST FLOOR  
421 sq.ft. (39.1 sq.m.) approx.



TOTAL FLOOR AREA : 1096 sq.ft. (101.8 sq.m.) approx.

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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