



65 Highfields Road, Chasetown, Burntwood, Staffordshire  
, WS7 4QS

**Bill Tandy**  
and Company  
INDEPENDENT PROFESSIONAL ESTATE AGENTS

## 65 Highfields Road, Chasetown, Burntwood, Staffordshire, WS7 4QS

### £325,000 Offers in Region of

Bill Tandy and Company are delighted to be offering to the market this beautifully appointed and sympathetically updated four bedroom 1901 Edwardian mid terraced character property in this highly sought after location. The property sits within walking distance of the highly popular EDA, as well as easy access to local amenities and the local commuter network. The property has been sympathetically upgraded by the current owner to a very high specification whilst managing to keep the traditional features which give these properties their charm. In brief the property comprises of; entrance hall, lounge, dining room, fitted kitchen, separate utility & guest w/c, two superb double bedrooms and family bathroom to the first floor, two further good size bedrooms and another bathroom to the 2nd floor along with the cellar for storage and garden to the rear. An early viewing is considered essential to fully appreciate the quality of the accommodation on offer.



#### ENTRANCE HALL

approached via a UPVC opaque double glazed front entrance door and having half height wooden panelling to wall, modern tiled floor, radiator with decorative cover, storage cupboard, high level cupboard housing the fuse board, doors lead off to further accommodation and further door leads to brick steps down to the:

#### CELLAR

3.50m x 3.00m (11' 6" x 9' 10") having ceiling light point and is very useful for storage.

#### FRONT LIVING ROOM

3.60m x 3.00m (11' 10" x 9' 10") having traditional exposed wooden floor, wooden wall panelling with picture rail above, coving, ceiling light point, focal point feature traditional fireplace with wooden mantel and traditional cast-iron inserts, shelved recesses either side of the chimney breast with storage cupboards one having space for T.V., modern vertical radiator, UPVC double glazed window to front.

#### DINING ROOM

4.10m x 3.70m (13' 5" x 12' 2") having traditional wooden herringbone flooring, coved ceiling, ceiling light point, radiator with decorative cover, built-in corner bench with storage cupboard beneath, UPVC double glazed window to rear, door to stairs rising to the first floor and opening through to:

#### COTTAGE STYLE GALLEY KITCHEN

3.30m x 2.40m (10' 10" x 7' 10") having a continuation of the wooden herringbone flooring, traditional wooden units with wooden work surface above, wall mounted unit with glazed opening, built-in five burner gas hob, inset Belfast sink, eye-level double oven and grill, integrated dishwasher and fridge/freezer, UPVC double glazed window to side and opening leading to:



#### UTILITY ROOM

2.40m x 2.40m (7' 10" x 7' 10") having lovely modern patterned tiled flooring, UPVC double glazed window to rear, ceiling light point, vertical radiator, wooden work surface with space and plumbing below for washing machine and tumble dryer, UPVC double glazed door opening to the garden and further door opens to:

#### GUESTS W.C.

having lovely modern patterned tiled flooring, half height brick tiled walls, low level W.C., wall mounted wash hand basin and UPVC opaque double glazed window to rear.

#### FIRST FLOOR LANDING

having ceiling light points, recessed downlights, stairs to second floor and doors to further accommodation.

#### BEDROOM ONE

3.70m x 3.70m (12' 2" x 12' 2") having ceiling light point, coving, UPVC double glazed window to rear and over-stairs storage cupboard.

#### BEDROOM TWO

3.60m x 3.00m (11' 10" x 9' 10") having traditional exposed wooden floor, coving to ceiling, ceiling light point and UPVC double glazed window to front.





### FAMILY BATHROOM

3.00m x 2.40m (9' 10" x 7' 10") having lovely modern patterned tiled flooring, half height wood panelling, UPVC opaque double glazed window to side, radiator, airing cupboard housing the Worcester Bosch boiler and white suite comprising pedestal wash hand basin, panelled bath with gravity shower and electric shower fitment and glazed splash screen and low level W.C.

### SECOND FLOOR LANDING

having ceiling light point, Velux window, loft access hatch and doors to further accommodation.

### BEDROOM THREE

3.60m x 2.00m (11' 10" x 6' 7") having ceiling light point and two Velux windows to front.

### BEDROOM FOUR

2.80m x 2.40m (9' 2" x 7' 10") having ceiling light point and Velux window to rear.

### BATHROOM

1.90m x 1.80m (6' 3" x 5' 11") having tiled flooring, tiled walls, chrome heated towel rail, Velux window to rear and white suite comprising panelled bath with central taps, electric shower fitment and glazed splash screen, low level W.C. and pedestal wash hand basin.



### OUTSIDE

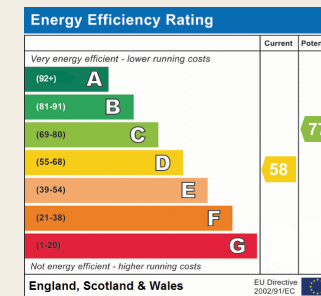
To the front is a small dwarf wall and a small foregarden with paving slabs and pebble border leading to the front entrance door. There is a shared access to the side with side gate leading to the rear garden. To the rear is a paved patio seating area and a mainly laid to lawn garden with pebble and paving slab central pathway, bedding plant borders, mature trees and shrubs, further paved patio area to the rear of the garden, hardstanding area with timber shed and fenced perimeters.

### COUNCIL TAX

Band B.

### FURTHER INFORMATION/SUPPLIES

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.



### 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

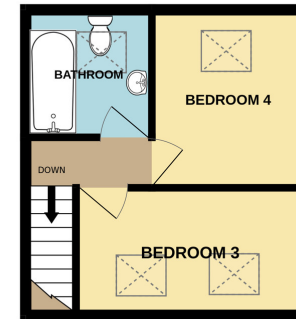
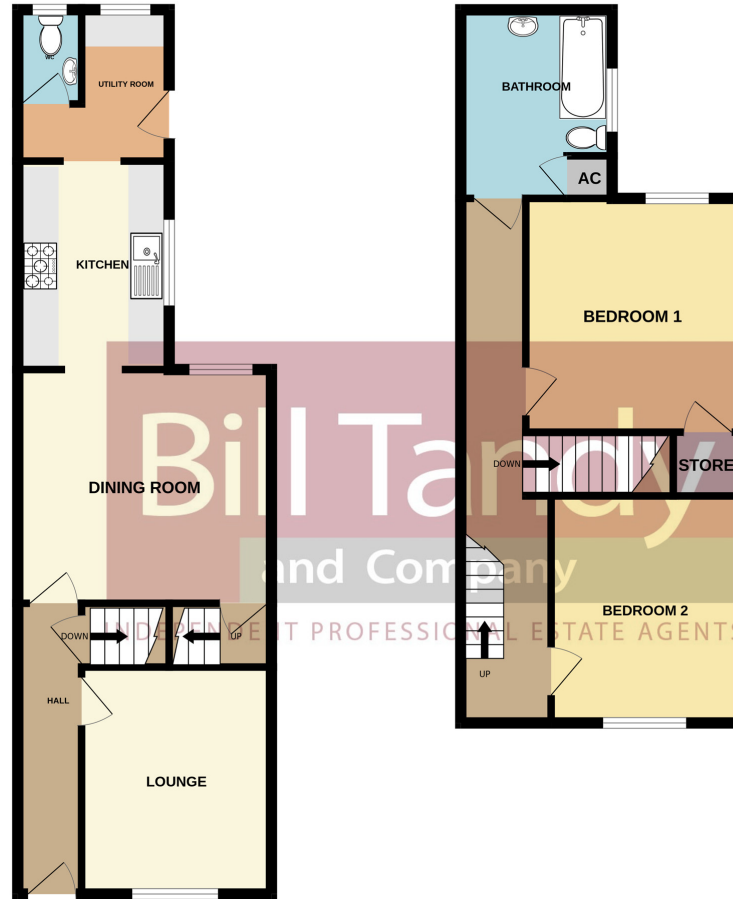
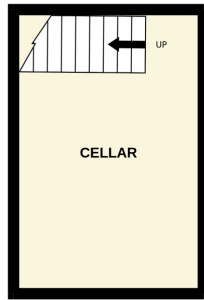
Whilst we endeavour to make our sales details accurate, if there is any point which is of importance to you, please contact the office, particularly if travelling some distance to view the property. Likewise the mention of any appliance and/or services does not imply that they are in full and efficient working order.

BASEMENT

GROUND FLOOR

1ST FLOOR

2ND 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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