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95a Norton Lane, Burntwood, Staffordshire, WS7 0HW

Bill Tandy
and Company

INDEPENDENT PROFESSIONAL ESTATE AGENTS

**95a Norton Lane, Burntwood,
Staffordshire, WS7 0HW**

£265,000

Bill Tandy and Company, Burntwood, are delighted to be offering to the market this truly beautifully presented three bedroom semi detached home on Norton Lane, perfectly situated to take full advantage of the excellent local amenities and highly regarded local schools within easy reach. Norton Lane is a popular residential road in the heart of Burntwood, and the property briefly comprises reception hall, lounge/diner, contemporary fitted kitchen, utility, three good sized first floor bedrooms and a family bathroom. Early viewing is considered essential to fully appreciate the specification of accommodation on offer.



RECEPTION HALL

approached via a UPVC opaque double glazed composite front entrance door and having wood effect flooring, stairs to first floor, ceiling light point, radiator with decorative cover and under stairs cupboard.

'L' SHAPED LOUNGE/DINER

5.80m x 4.60m max (3.60m min) (19' 0" x 15' 1" max 11' 10" min) having a continuation of the wood effect flooring, focal point feature fireplace with timber mantel and coal effect gas real flame contemporary fire insert, coving, two radiators, four wall light points, UPVC double glazed window to rear and UPVC double glazed French doors leading out to the rear patio.

CONTEMPORARY FITTED KITCHEN

3.20m x 2.80m (10' 6" x 9' 2") having a continuation of the wood effect flooring, recessed LED downlights, UPVC double glazed window to front, wooden framed opaque glazed door lean-to utility grey high gloss base and wall mounted units, roll top work surfaces, breakfast bar area, fitted under-counter lighting and plinth lighting, integrated washing machine, inset one and a half bowl sink and drainer with mono mixer tap, inset five burner gas hob with extractor over and oven below and contemporary splashbacks.

LEAN-TO UTILITY

6.90m x 1.20m (22' 8" x 3' 11") having a polycarbonate roof, UPVC opaque double glazed entrance doors at front and rear, roll top work surface, wall mounted units, space and plumbing for white goods, two ceiling light points and space for free-standing fridge/freezer.



FIRST FLOOR LANDING

having ceiling light point, radiator with decorative cover, airing cupboard with tank and shelving and loft access hatch with pulldown ladder leading to part boarded loft with light and housing the boiler. Doors lead off to further accommodation.

BEDROOM ONE

3.60m x 3.40m max into wardrobes (11' 10" x 11' 2" max into wardrobes) having UPVC double glazed window to rear, radiator, ceiling light/fan unit and built-in wardrobes to one wall.

BEDROOM TWO

3.60m min (not including the built-in wardrobes) x 2.40m (11' 10" not including the built-in wardrobes x 7' 10") having ceiling light point, radiator, UPVC double glazed window to rear and built-in wardrobes to one wall.



BEDROOM THREE

2.90m x 2.20m min (not including built-in wardrobes) (9' 6" x 7' 3" not including built-in wardrobes) having UPVC double glazed window to front, ceiling light point, radiator and built-in wardrobes to one wall.

BATHROOM

2.20m x 2.00m (7' 3" x 6' 7") having tile effect flooring, white suite comprising pedestal wash hand basin, low level W.C. and panelled bath with overhead electric shower fitment with dual head and rainfall effect and glazed splash screen, tiling to walls, UPVC opaque double glazed window to front, extractor fan, ceiling light point and heated towel rail.



OUTSIDE

The property is set back from the road behind a tarmac driveway with block paved border and is enclosed by half height decorative fencing. To the rear is a fence enclosed garden having been lovingly landscaped by the current owners and is mainly laid to lawn. There is a shaped patio seating area, paved path leading to the timber built summer house with power and lighting at the end of the garden, lovely pebble beds with mature shrubs and plants and hardstanding for good sized shed.

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/>



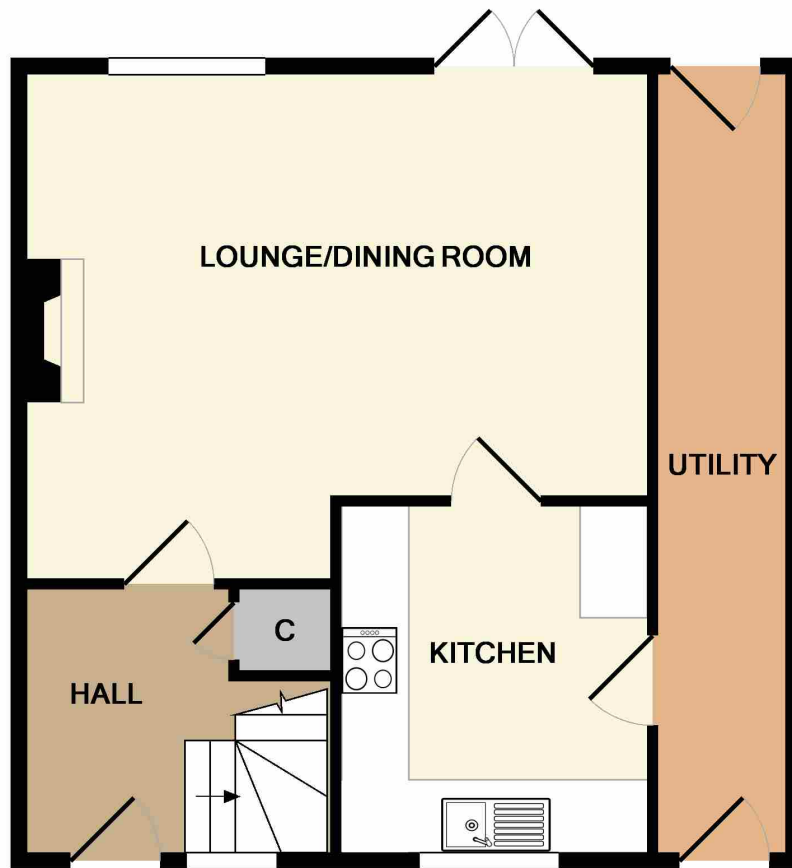
TENURE

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.

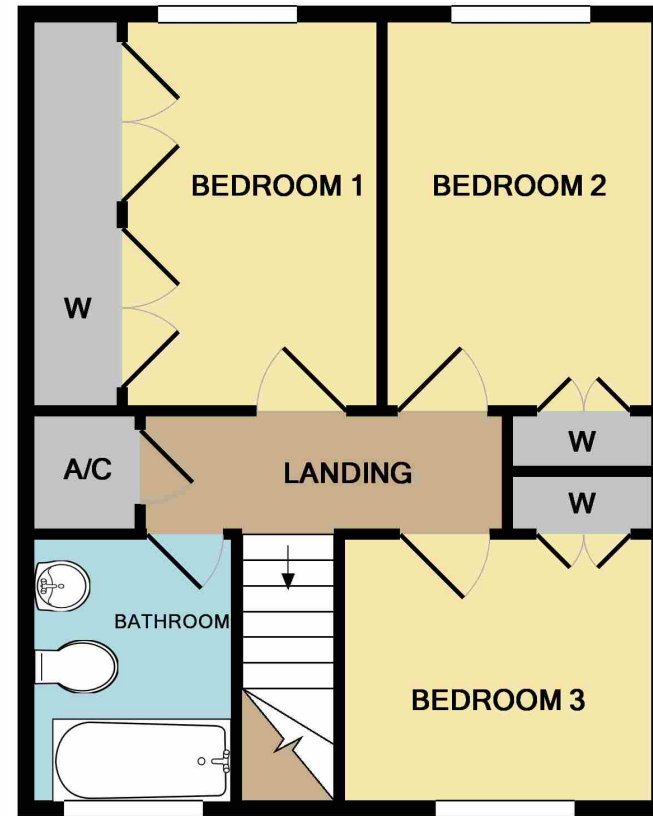
VIEWING

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

95A NORTON LANE, BURNTWOOD WS7 0HW

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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