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8 Lodge Rise, Burntwood, Staffordshire, WS7 1NY

Bill Tandy
and Company

INDEPENDENT PROFESSIONAL ESTATE AGENTS

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£245,000

Bill Tandy and Company are delighted to be offering to the market this well presented three bedroom semi detached family home. Lodge Rise is conveniently located to take full advantage of local schooling and access to local amenities, and the property itself is situated in a lovely head of cul de sac position. The accommodation in brief comprises fitted reception hall, kitchen, lounge, music studio converted from the garage, three first floor bedrooms and family bathroom. There are gardens to front and rear and off road parking, an early viewing is considered essential to fully appreciate the accommodation on offer.



ENTRANCE HALL

approached via a UPVC opaque double glazed front entrance door with UPVC opaque double glazed side panels and having ceramic tiled floor, radiator, ceiling light point, smoke detector, stairs to first floor and doors to further accommodation.

KITCHEN

3.10m x 2.10m (10' 2" x 6' 11") having a continuation of the ceramic tiled floor, Shaker style wood effect base and wall mounted units, pre-formed roll top work surface, gas hob with overhead extractor and oven below, space and plumbing for washing machine, integrated fridge, inset sink and drainer with mixer tap, chequerboard style tiled splashbacks, ceiling light point, extractor fan and UPVC double glazed window to front.

LOUNGE

4.60m x 3.20m (15' 1" x 10' 6") having modern wood effect flooring, focal point decorative fireplace surround with wooden mantel and marble hearth, coving, ceiling light point, radiator, UPVC double glazed window to rear and UPVC double glazed double doors opening out to the rear patio.

MUSIC STUDIO

3.00m x 2.30m (9' 10" x 7' 7") having garage store to the front approached via a manual up and over entrance door, this music studio is the rear part of the former garage and is sound proofed (which the vendor will remove if required) and having ceiling



light point, wood effect flooring, wall mounted cupboards with built-in courtesy lighting.

FIRST FLOOR LANDING

having ceiling light point, loft access hatch with pulldown ladder leading to boarded loft space, airing cupboard housing the combination boiler, UPVC opaque double glazed window to side and doors to further accommodation.

BEDROOM ONE

3.30m x 2.80m max into wardrobes (10' 10" x 9' 2" max into wardrobes) having ceiling light point, radiator, UPVC double glazed to rear, fitted wardrobes to one wall and overstairs storage cupboard.

BEDROOM TWO

3.00m x 2.50m (9' 10" x 8' 2") having UPVC double glazed window to front, radiator, ceiling light point and fitted double wardrobe, fitted shelving unit and desk area dressing table and built-in storage cupboard.



BEDROOM THREE

3.30m x 1.60m (10' 10" x 5' 3") currently used as an office having ceiling light point, radiator and UPVC double glazed window to rear and built-in wardrobe and dressing table with cupboard storage beneath to one wall.

FAMILY BATHROOM

having modern contemporary tile effect flooring, tiling to walls, white suite comprising pedestal wash hand basin, low level W.C. and panelled bath with electric shower fitment over, radiator, ceiling light point, extractor fan, wall mounted shaver socket and UPVC opaque double glazed window to front.

OUTSIDE

The property has a block paved driveway approach leading to the garage store, and a paved path round the front of the property leading to the paved and gravelled area running down the side of the house taking you to the



discreate bin store and front door. There is an EV charger and outside tap. There is a small foregarden with lawn/pebbled area and shrubbery border. A side gate leads to the rear garden having paved patio seating area and is mainly laid to lawn with bedding plant border with mature shrubs and fenced perimeters.

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



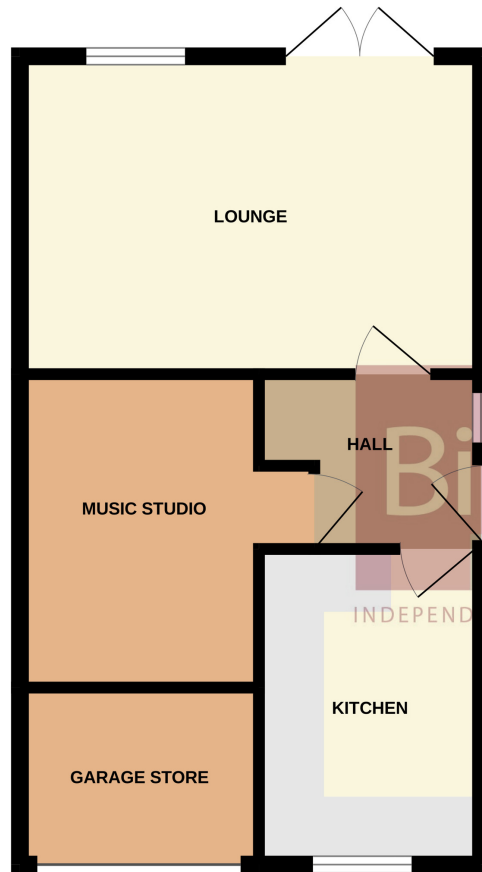
your solicitor.

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
414 sq.ft. (38.4 sq.m.) approx.



1ST FLOOR
414 sq.ft. (38.4 sq.m.) approx.



TOTAL FLOOR AREA : 827 sq.ft. (76.9 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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