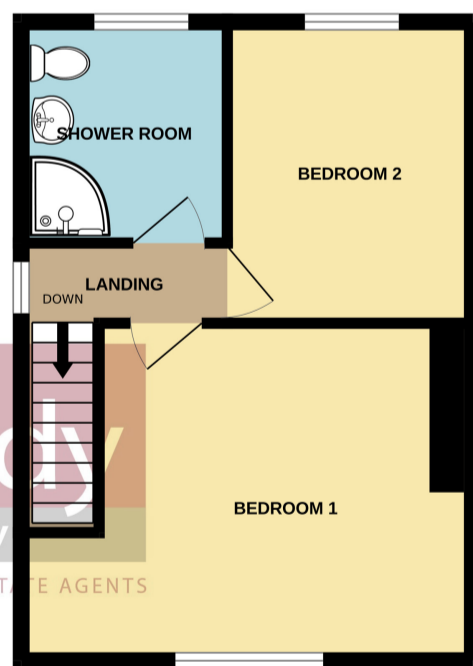
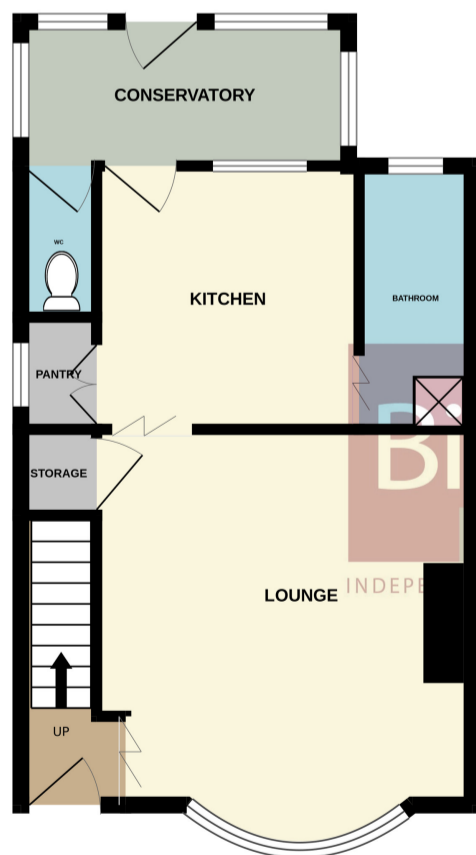




GROUND FLOOR  
413 sq.ft. (38.4 sq.m.) approx.

1ST FLOOR  
346 sq.ft. (32.1 sq.m.) approx.



TOTAL FLOOR AREA: 759 sq.ft. (70.5 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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**71 Cannock Road, BURNTWOOD,  
Staffordshire, WS7 0BS**

## **£190,000 Freehold OIRO - NO CHAIN**

Bill Tandy and Company, Burntwood, are pleased to be offering to the market this fantastic opportunity for a renovation project. This two bedroom traditional semi-detached still has its original 3 bedroom layout but one bedroom is now a generous shower room relocated upstairs. Offered with no onward chain the property is in need of full modernization throughout but will make a beautiful home when completed. Located on the main Cannock Road this property benefits from both good schools nearby and excellent amenities available at Swan Island. In brief the property comprises of ground floor: lounge, kitchen, downstairs bathroom, pantry store, guest w/c and lean to conservatory, whilst the first floor offers two double bedrooms and shower room (former bedroom) An early viewing of this property is considered essential to fully appreciate the accommodation on offer. NB there is no mains gas to the property.



### **ENTRANCE HALL**

Entered Via UPVC opaque double glazed front entrance door, comprising of radiator, stairs to first floor and doorway through to..

### **LOUNGE**

4m x 4.5m (13' 1" x 14' 9") maximum into bay window, comprising of 1 ceiling light point, UPVC double glazed bay window to front and original coal fuelled fireplace, which also fuels hot water tank that runs the central heating system. access to under stairs storage and doorway through to...

### **KITCHEN**

2.9m x 2.7m (9' 6" x 8' 10") Having pre-formed worksurfaces with inset sink and drainer mounted upon matching wooden base and wall cupboards and having tiled splashbacks. also allowing space and plumbing for washing machine and electric cooker. ceiling light point, single glazed wooden framed windows to rear and aluminium framed opaque double glazed door to rear.

There are 2 further internal doors to either side one leading to pantry store and the other to the downstairs bathroom.

### **GROUND FLOOR BATHROOM**

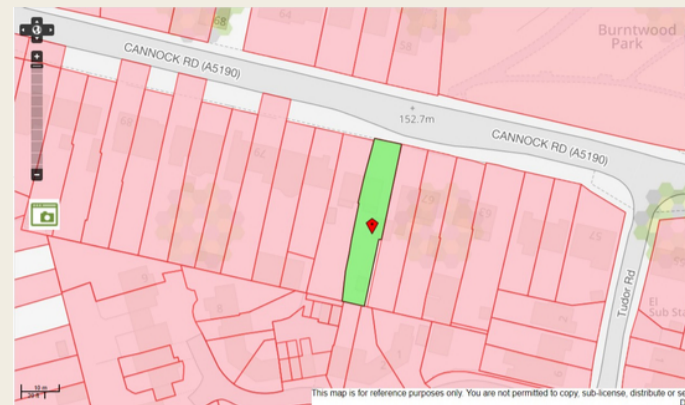
(unmeasured) Having ceiling light point opaque glazed window to rear plumbing for bath suite and cupboard housing hot water tank.

### **LANDING**

Having opaque UPVC double glazed window to side, 1 ceiling light point access to loft via hatch and doors to further accommodation.

### **BEDROOM ONE**

4m x 3.2m (13' 1" x 10' 6") UPVC double glazed window to front 1 ceiling light point, 1 radiator, fireplace with tiled surround.



### **BEDROOM TWO**

2.7m x 3.8m (8' 10" x 12' 6") Comprising of 1 ceiling light point, 1 radiator, UPVC double glazed window to rear.

### **SHOWER ROOM**

2.1m x 2.7m (6' 11" x 8' 10") A good size as this was once the 3rd bedroom, now comprising of Enclosed corner shower unit with tiled splashback wash hand basin with underneath storage, W/C, 1 ceiling light point, 1radiator, wooden flooring and UPVC opaque double glazed window to rear.

### **LEAN TO CONSERVATORY**

Having glazing to all sides, a rear entrance door to garden and access to old outside toilet.

### **DETACHED SINGLE GARAGE**

(unmeasured) to the side of the property but in need of repair. approached by slabbed driveway for 2 vehicles.

### **OUTSIDE**

The property has gardens to the front and rear.



### **FURTHER INFORMATION/SUPPLIERS - AGENTS NOTES**

Council tax B Lichfield District Council

Mains drainage and sewage - Severn Trent. Electric supplier - British Gas. T.V., telephone and Broadband – TBC. For broadband and mobile phone speeds and coverage, please refer to the website below:  
<https://checker.ofcom.org.uk/>

Please note there is no mains gas to the property

### **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.

