



15 Eastwood Avenue, Burntwood, Burntwood,
Staffordshire, WS7 2DX

Bill Tandy
and Company
INDEPENDENT PROFESSIONAL ESTATE AGENTS

**15 Eastwood Avenue, Burntwood,
Burntwood, Staffordshire, WS7 2DX**

£285,000

Bill Tandy and Company, Burntwood, are delighted to offer for sale this superbly extended and generous sized detached bungalow located within the sought after and small cul de sac of Eastwood Avenue. The bungalow itself, which needs to be viewed to be fully appreciated, is located on a superb plot with generous front driveway and has a double length garage and superb sized garden to rear and side. The bungalow offers superb scope to be further developed or extended if required subject to purchasers requirements and permissions required. The accommodation comprises reception hall, lounge to rear, modern kitchen and shower room and two bedrooms. There is a generous sized block paved and tarmaced driveway to the front, tandem garage and garden to rear and side. Early viewings are strongly recommended to take full advantage of this rare opportunity.



RECEPTION HALL

having loft access with loft ladder and doors leading off to:

LOUNGE

4.82m x 3.58m (15' 10" x 11' 9") having double glazed windows and French doors to rear garden, radiator and the feature and focal point of the room is its fireplace having a marble style hearth with inset, wooden surround and mantel above.

KITCHEN

2.71m x 2.38m (8' 11" x 7' 10") having double glazed window to front, door to garage, modern base cupboards and drawers surmounted by round edge work tops, inset stainless steel sink with drainer, wall mounted storage cupboards and tiled surround.

BEDROOM ONE

4.14m x 3.06m (13' 7" x 10' 0") having double glazed window to rear and radiator.

BEDROOM TWO

3.27m x 2.90m (10' 9" x 9' 6") having double glazed bow window to front and



radiator.

UPDATED SHOWER ROOM

1.89m x 1.82m (6' 2" x 6' 0") having an obscure double glazed window to side and modern white suite comprising pedestal wash hand basin, low flush W.C. and shower enclosure with shower appliance over.

OUTSIDE

To the front of the property is a tarmac and block paved driveway providing parking for numerous vehicles which leads to the garage, and there are side gates to each side of the property leading to the rear. To the rear of the property is a paved patio ideal for entertaining and there is a generous



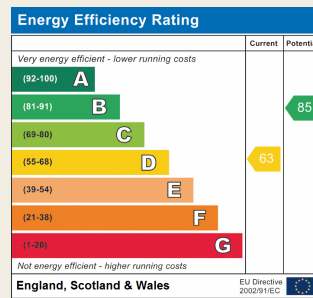
shaped lawned area beyond with well stocked borders with mature shrubs. The garden extends to the right hand side of the property with a further lawned area and offers superb scope if prospective purchasers would like to extend the property (subject to permissions required).

GARAGE

8.07m x 2.42m (26' 6" x 7' 11") approached via an up and over entrance door and having door to kitchen, utility area with spaces ideal for white goods if required and door and window to rear.

COUNCIL TAX

Band C.



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.

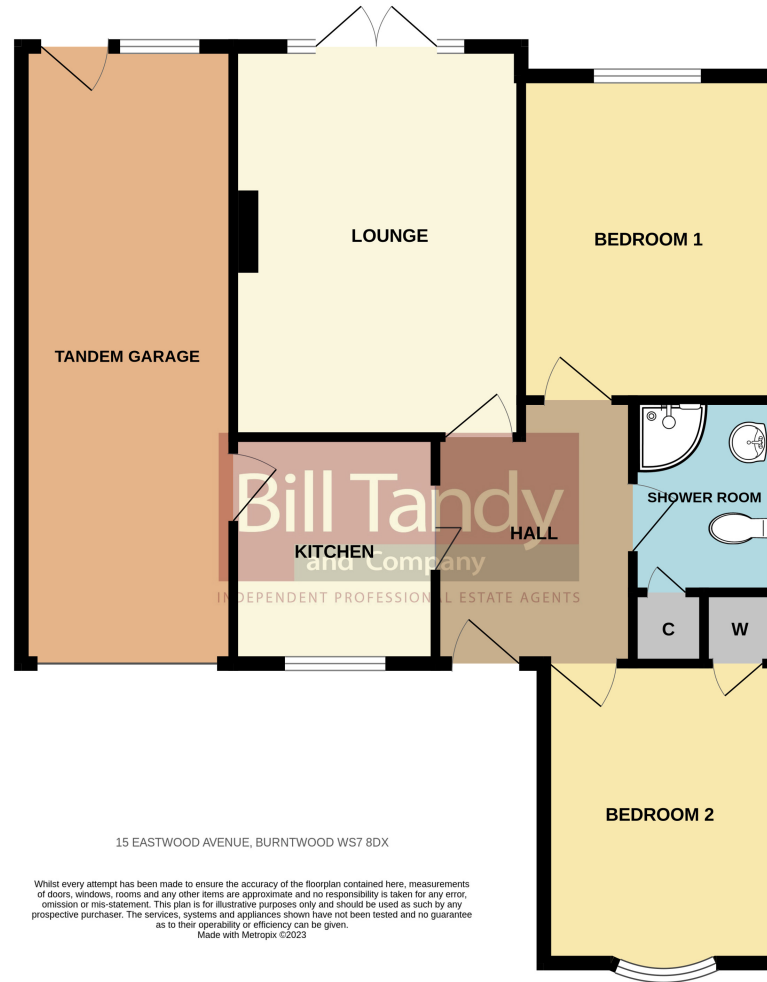
VIEWING

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



15 EASTWOOD AVENUE, BURNTWOOD WS7 8DX

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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