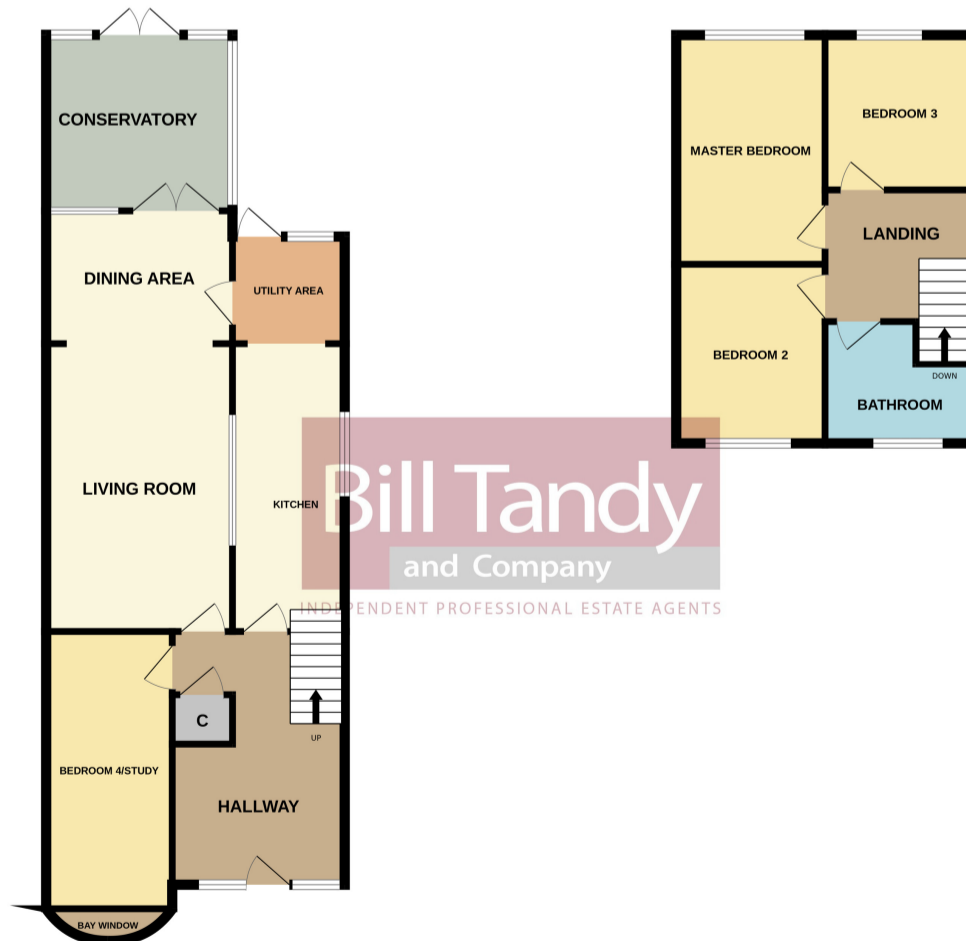




GROUND FLOOR

1ST 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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**29 Holly Grove Lane, Burntwood,
Staffordshire, WS7 1LU**

£249,000 Freehold

Mature semi detached home that enjoys extended ground floor accommodation and is offered for sale with no onward chain. The accommodation briefly comprises entrance hall, lounge with adjacent dining area, conservatory and kitchen with utility area. (refurbished in 2021). Allied to this the original garage was converted a number of years ago to create a double bedroom/study/family room. To the first floor there are three good bedrooms and a bathroom, the suite having been replaced in 2018. Externally there is a gravel drive with parking for three vehicles, to the rear an easily maintainable garden with storage shed.

ENTRANCE HALL

With stairs rising to the first floor, contemporary central heating radiator. Potential and space to create a guest cloakroom/W.C. The current vendor has previously been quoted circa £3,500 for the work to be undertaken.

BEDROOM FOUR/STUDY/PLAYROOM

15' 7" x 7' 7" (4.75m x 2.31m) Having been converted from the original garage and offering a variety of uses. With double glazed bow window to the front elevation, contemporary central heating radiator.

LOUNGE

15' 4" x 7' 7" (4.67m x 2.31m) With electric log effect fire inset within the chimney breast, fitted storage units, bespoke window providing additional light from the kitchen, contemporary central heating radiator.

DINING AREA

9' 8" x 7' 0" (2.95m x 2.13m) With contemporary central heating radiator, door opening to the utility area, French doors opening to the conservatory.

KITCHEN

15' 4" x 6' 6" (4.67m x 1.98m) Having been refurbished in 2021 to include a range of units at eye and base level providing work surface, storage and appliance space. One and a quarter bowl sink unit with mixer tap over, integrated four ring gas hob with extractor over and electric oven beneath. Space for fridge and freezer, Double glazed window to the side elevation.

UTILITY AREA

7' 8" x 5' 8" (2.34m x 1.73m) With plumbing for washing machine, double glazed window to the rear elevation and door opening to the rear garden.



CONSERVATORY

10' 1" x 9' 9" (3.07m x 2.97m) Being of brick plinth and double glazed unit construction with a Poly-carbonate roof. French doors opening to the rear garden. Vinyl flooring.

LANDING

Opaque double glazed window to the side elevation. Access to the boarded and carpeted roof space via a loft ladder. The central heating boiler is housed in the roof space.

BEDROOM ONE

13' 3" x 9' 9" (4.04m x 2.97m) With double glazed window to the rear elevation. Contemporary central heating radiator.

BEDROOM TWO

10' 1" x 9' 10" (3.07m x 3.00m) With double glazed window to the front elevation. Contemporary central heating radiator.

BEDROOM THREE

8' 11" x 8' 0" (2.72m x 2.44m) With double glazed window to the rear elevation. Contemporary central heating radiator.



BATHROOM

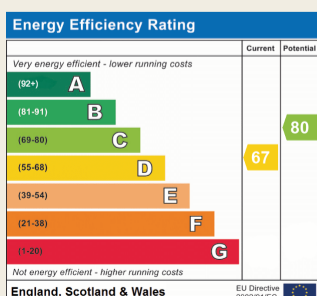
Comprising a modern suite (2018) in white of panelled bath with mains fed shower over, wash hand basin and W.C. Chrome style heated towel rail, opaque double glazed window to the front elevation, replacement flooring.

OUTSIDE

The property is fronted by a gravel driveway providing off road parking. To the rear, patio and beyond this a slightly raised garden laid to lawn and enclosed, Storage shed will be remaining.

LICHFIELD DISTRICT COUNCIL Band B

EPC Rating D



TENURE

Our client advises us that the property is freehold. Should you proceed with the purchase of this 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.

These details represent the opinions of Bill Tandy and Co who are Agents for the Vendors. No warranty or guarantee can be given concerning the condition of this property or any part of it. These particulars do not form a contract or any part thereof. All measurements and distances are approximate and buyers are advised to instruct a Solicitor to check the Deeds, and a Surveyor to check to condition of the property.