



2 Franklin Drive, Burntwood, Staffordshire, WS7 0DA

Bill Tandy
and Company
INDEPENDENT PROFESSIONAL ESTATE AGENTS

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£280,000 OIRO

Bill Tandy and Company, Burntwood, are delighted to be offering to the market this fabulous opportunity to secure a good sized three bedroom detached family home in the heart of Burntwood. Available with the benefit of no onward chain, this property boasts a fantastic position on Franklin Drive which is a popular cul de sac just off Cannock Road. The location is equi-distant between Sankeys Corner and Swan Island allowing for ease of access to excellent local shopping and lifestyle amenities, as well as easy access to highly regarded local schools, public transport links and access to the A5 and M6 toll. The property itself briefly comprises entrance hall, guests cloakroom, lounge, dining room, kitchen, separate utility, timber conservatory, three good sized first floor bedrooms and bathroom. Outside there are front and rear gardens, parking and an integral single garage. An early viewing is considered essential to fully appreciate the space on offer.



RECEPTION HALL

approached via a UPVC opaque composite front entrance door and having contemporary wood effect flooring, radiator with decorative cover, ceiling light point, stairs to first floor and doors leading off to:

GUESTS CLOAKROOM

having a continuation of the contemporary wood effect flooring, wall mounted wash hand basin with tiled splashback, low level W.C., UPVC opaque double glazed window to front, ceiling light point and radiator.

LOUNGE

4.30m max x 4.10m max (14' 1" max x 13' 5" max) having a continuation of the contemporary wood effect flooring, focal point feature fireplace with tiled hearth and wooden mantel housing an electric mock burner, UPVC double glazed window to front, ceiling light point, two wall light points and radiator.

DINING ROOM

3.00m x 2.40m (9' 10" x 7' 10") having a continuation of the contemporary wood effect flooring, ceiling light point, radiator and UPVC double glazed sliding doors leading out to the rear patio.

KITCHEN

3.00m x 2.60m (9' 10" x 8' 6") having traditional wooden base units with complementary roll top work surface above, matching wall mounted units, inset one and a half bowl sink and drainer, gas hob with overhead extractor and oven below, modern brick tiled splashbacks, UPVC double glazed window to rear, fluorescent ceiling strip light, radiator and under stairs storage cupboard/pantry.

UTILITY

2.30m x 2.30m (7' 7" x 7' 7") having a continuation of the contemporary wood effect flooring, traditional wooden base unit with modern roll top work surface above, inset bowl and drainer with mono mixer tap, fluorescent ceiling strip light, timber framed window and timber framed opaque glazed door through to conservatory, combination boiler and door to garage.



TIMBER FRAMED DOUBLE GLAZED CONSERVATORY

3.90m x 2.30m (12' 10" x 7' 7") having double glazed windows on all sides, felt flat roof, wood effect flooring, recessed ceiling lights, cold water tap, power points and double doors out to the patio area.

FIRST FLOOR LANDING

having UPVC double glazed window to side, storage cupboard, loft access hatch and doors leading off to further accommodation.

BEDROOM ONE

4.30m x 2.90m (14' 1" x 9' 6") being dual aspect with UPVC double glazed windows to front and side, ceiling light point and radiator.

BEDROOM TWO

3.20m x 3.00m (10' 6" x 9' 10") having UPVC double glazed window to rear, ceiling light point and radiator.

BEDROOM THREE

2.60m max (2.00m min) x 2.10m max (1.20m min) (8' 6" max x 6' 11" max) having UPVC double glazed window to front, ceiling light point and radiator.



BATHROOM

2.10m x 1.80m (6' 11" x 5' 11") having suite comprising pedestal wash hand basin, low level W.C. and panelled bath with electric shower over, wood effect flooring, tiling to walls, ceiling light point, UPVC opaque double glazed window to rear, ceiling light point, radiator and wall mounted shaver socket.

OUTSIDE

The property occupies a lovely cul de sac position having tarmac driveway leading up to the garage with pebble area to the side and paved path to the front door and to the side access. There is a mainly laid to lawn front garden having block paved edging and laurel hedging. There is a side gate which leads to a fenced off bin store and a further gate leading to the side and rear garden. The side garden has a hard landscaped area, shaped decorative patio with slate chippings, good sized shed, paved seating area, water feature, raised flower bed with gate leading to the lawn at the rear with a bedding plant border. The garden is fence enclosed.

INTEGRAL SINGLE GARAGE

4.90m x 2.30m (16' 1" x 7' 7") approached via an electric roller entrance door and having pitched roof allowing for additional storage, power and light and door to utility room.



COUNCIL TAX

Band C.

FURTHER INFORMATION/SUPPLIES

Mains drainage, water, electricity and gas connected. Telephone and Broadband connected. For broadband and mobile phone speeds and coverage, please check the Ofcom website. For further information please refer to Key Facts for Buyers.

ANTI-MONEY LAUNDERING AND ID CHECKS

Once an offer is accepted on a property marketed by Bill Tandy and Company Estate Agents we are required to complete ID verification checks on all buyers, and to apply ongoing monitoring until the transaction ends. Whilst this is the responsibility of Bill Tandy and Company, we may use the services of Guild 365 or another third party AML compliance provider. This is not a credit check and therefore will have no effect on your credit history. You agree for us to complete these checks. The cost of these checks is £30.00 including VAT per buyer. This is paid in advance when an offer is agreed and Once an offer is accepted on a property marketed by Bill Tandy and Company Estate prior to a sales memorandum being issued. This charge is non-refundable.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		80
(69-80)	C		
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			

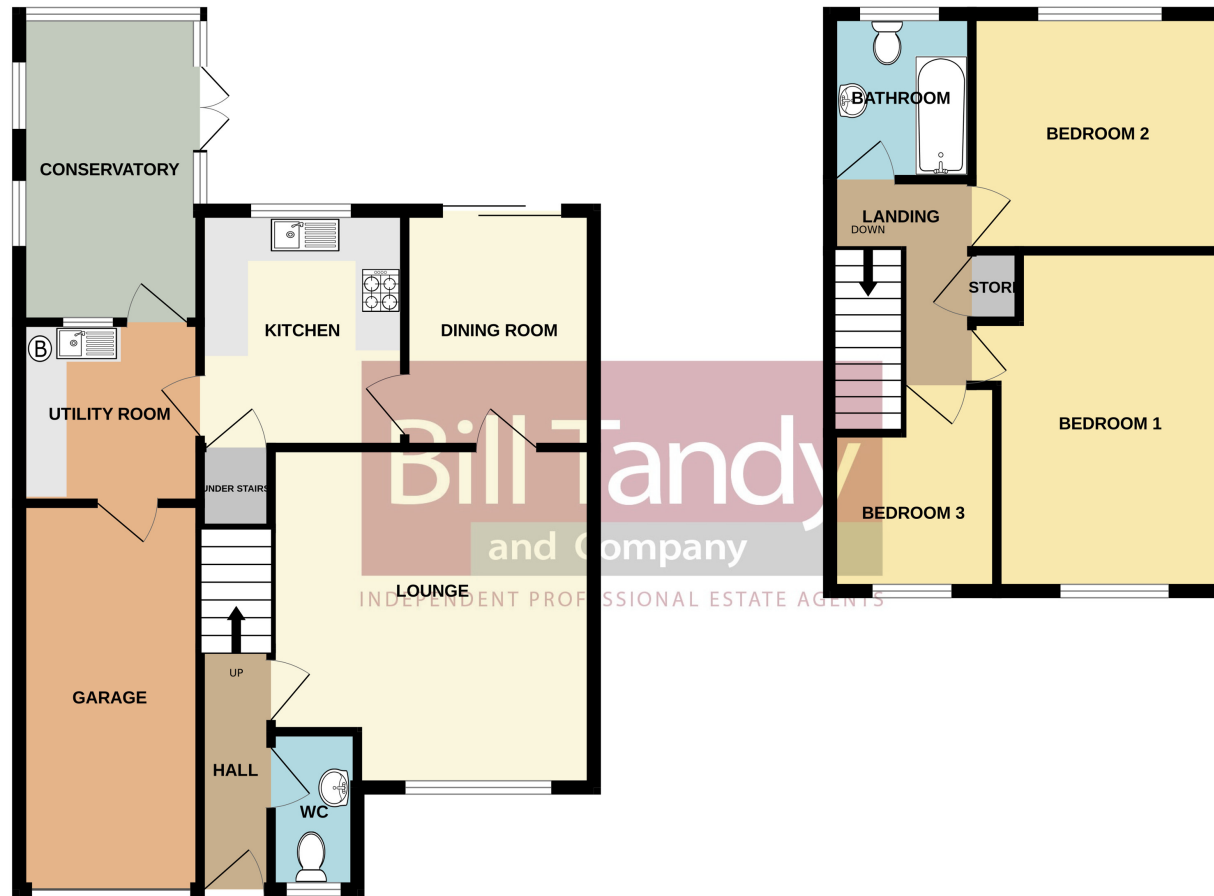
TENURE
Our client advises us that the property is Freehold. Should you proceed with the purchase of the property these details must be verified by your solicitor.

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



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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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