

71 The Crescent, Burntwood, Staffordshire, WS7 2PA

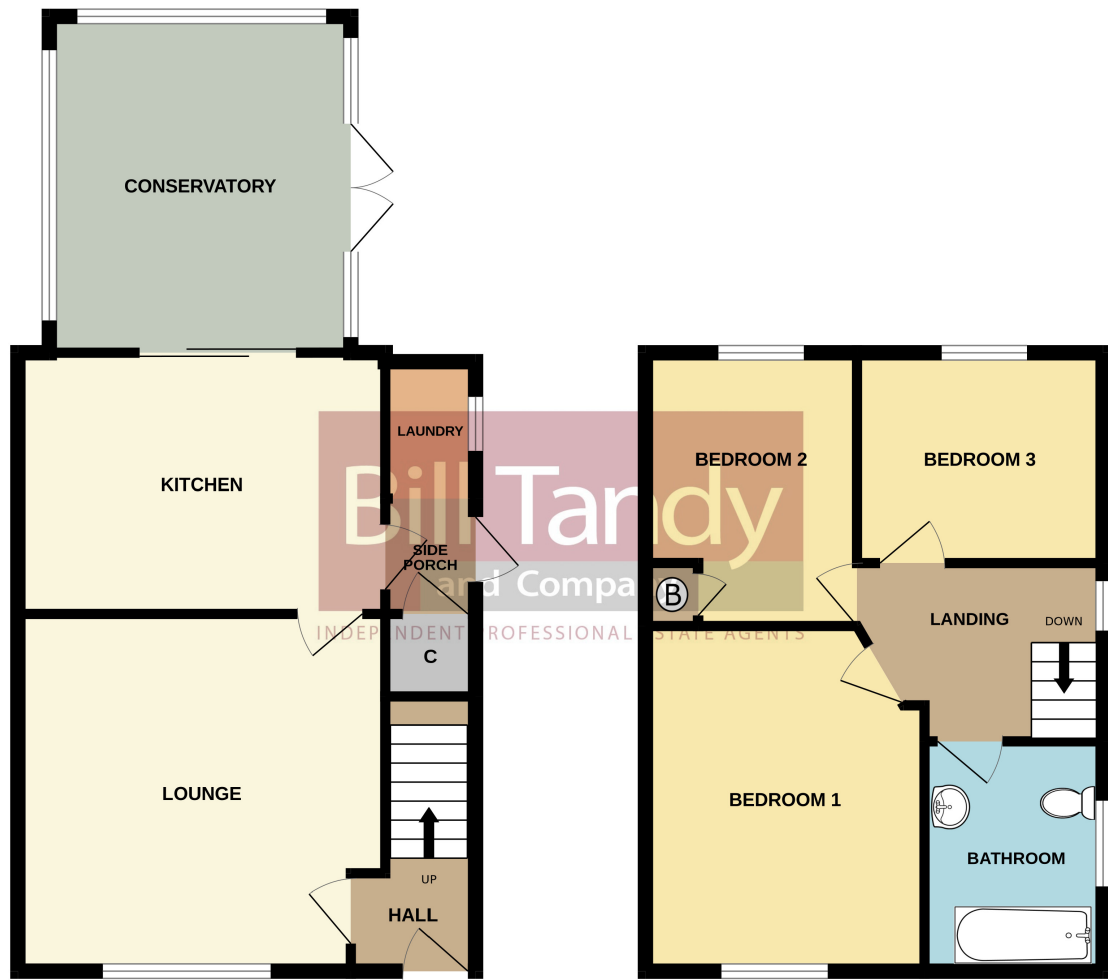
INDEPENDENT PROFESSIONAL ESTATE AGENTS  
and Company  
**Bill Tandy**



Bill Tandy  
and Company

GROUND FLOOR  
566 sq.ft. (52.6 sq.m.) approx.

1ST FLOOR  
418 sq.ft. (38.8 sq.m.) approx.



TOTAL FLOOR AREA: 984 sq.ft. (91.4 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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**Bill Tandy**  
and Company

INDEPENDENT PROFESSIONAL ESTATE AGENTS



**71 The Crescent, Burntwood,  
Staffordshire, WS7 2PA**

**£220,000 Freehold  
NO CHAIN**

Bill Tandy and Company, Burntwood, are delighted to offer for sale this well presented three bedroom semi detached house with stunning views to the rear of Gentleshaw Common. The property is approached via a generous block paved driveway providing parking for numerous vehicles and there is a side gate leading to the rear. The accommodation briefly comprises entrance hall, lounge to front, kitchen, conservatory, side porch, laundry, three first floor generously sized bedrooms and a tastefully modernised bathroom. One of the particular features of the property is the rear garden with patio spaces with lawn beyond and stunning views of Gentleshaw Common. The property benefits from no upward chain and viewings are highly recommended.



#### **CANOPY PORCH**

leading to the UPVC double glazed front entrance door opening to:

#### **ENTRANCE HALL**

having stairs to first floor, radiator and door to:

#### **LOUNGE**

4.37m max x 3.84m plus recess (14' 4" max x 12' 7" plus recess) having double glazed window to front, radiator, wood style laminate floor, recess and wall mounted contemporary electric flame effect fire. Door to:

#### **MODERN FITTED KITCHEN**

4.36m x 2.51m (14' 4" x 8' 3") having a range of modern base cupboards and drawers with round edge work tops above, tiled splashback surround, matching wall mounted cupboards, twin bowl corner stainless steel sink with drainer, inset New World double oven and grill with four ring gas hob and extractor fan, spaces ideal for fridge/freezer and dishwasher, tile look laminate floor and plinth heater. A door opens to a side porch and patio doors open to:

#### **DOUBLE GLAZED CONSERVATORY**

3.40m x 2.57m (11' 2" x 8' 5") having feature views of the garden, tiled floor, French doors to side patio and electric heater.

#### **SIDE PORCH**

having double glazed door to side garden and useful under stairs store cupboard.

#### **LAUNDRY STORE**

having spaces ideal for washing machine and tumble dryer, radiator and window to side.

#### **FIRST FLOOR LANDING**

having double glazed window to side, loft access hatch and doors leading off to:



#### **BEDROOM ONE**

3.52m x 3.00m (11' 7" x 9' 10") having double glazed window to front, radiator and recess ideal for wardrobe.

#### **BEDROOM TWO**

3.41m x 2.49m (11' 2" x 8' 2") having double glazed window to rear, radiator and boiler cupboard housing the Vaillant boiler.

#### **BEDROOM THREE**

2.75m x 2.53m (9' 0" x 8' 4") having double glazed window and radiator.

#### **BATHROOM**

1.94m max x 1.72m (6' 4" max x 5' 8") tastefully modernised and updated having an obscure double glazed window to side, chrome heated towel rail, modern white suite comprising wall mounted wash hand basin with tiled splashback surround, low flush W.C. and bath with shower head attachment above, spotlighting and tiled floor.



#### **OUTSIDE**

To the front of the property is a block paved driveway providing ample parking and side gated access to the rear. To the rear of the property is a paved patio with shaped lawn beyond, useful storage shed, fenced and conifer screened boundaries and feature views.

#### **COUNCIL TAX**

Band B.

#### **FURTHER INFORMATION/SUPPLIES**

Mains drainage, water, electricity and gas connected. Broadband 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](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.

