



28 Warren Road, Burntwood, Staffordshire, WS7 4SY

Bill Tandy
and Company
INDEPENDENT PROFESSIONAL ESTATE AGENTS

**28 Warren Road, Burntwood,
Staffordshire, WS7 4SY**

£230,000

**OFFERS OVER - NO
CHAIN**

Bill Tandy and Company are delighted to offer for sale this semi detached dormer style house, superbly located on the highly sought after residential development located on Warren Road. The property itself, which benefits from no upward chain, is in need of cosmetic modernisation and viewing is strongly recommended. This deceptively spacious property offers versatile accommodation comprising on the ground floor an entrance porch, reception hall, lounge, open plan dining kitchen, useful ground bedroom/sitting room and bathroom. To the first floor are two additional bedrooms. One of the distinct features of the property is its superb rear garden, and there is ample parking for numerous vehicles to the front and a garage.



PORCH

approached via a double glazed entrance door and having tiled floor and internal door opens to:

RECEPTION HALL

having stairs to first floor with under stairs store cupboard, radiator and doors open to:

LOUNGE

5.09m x 3.70m max (16' 8" x 12' 2" max) having double glazed windows and sliding patio door to rear garden, radiator and feature focal point fireplace with marble hearth and insert, wooden surround and mantel above.

OPEN PLAN DINING KITCHEN

6.79m max x 3.81m max (22' 3" max x 12' 6" max) having double glazed windows to rear and side, double glazed door opening to the side pathway, part carpeted and tiled floor, radiator, double doored store cupboard housing the Worcester boiler, base storage cupboard with round edge work tops above, wall mounted storage cupboards, tiling surround, inset one and a half bowl sink, spaces suitable for a range of white goods and space for cooker.

BEDROOM THREE/SITTING ROOM

3.54m x 3.48m (11' 7" x 11' 5") this versatile ground floor bedroom could also be used as a sitting room and has double glazed bow window to front and radiator.

BATHROOM

2.75m x 1.92m (9' 0" x 6' 4") this ground floor bathroom has double glazed window to side, radiator and suite comprising pedestal wash hand basin with tiling surround, low flush W.C., bath with shower mixer tap and shower cubicle with twin headed shower over.

FIRST FLOOR LANDING

having loft access and airing cupboard housing tank and shelving. Doors open to:



BEDROOM ONE

5.42m into max into wardrobes x 3.60m (17' 9" max into wardrobes x 11' 10") having double glazed window to front, radiator and superb range of fitted double wardrobes.

BEDROOM TWO

5.43m max into wardrobes x 2.80m (17' 10" max into wardrobes x 9' 2") having double glazed window to rear, radiator and fitted wardrobes with sliding mirrored doors.

OUTSIDE

To the front of the property is a block paved driveway providing parking for numerous vehicles, and there is a side gate leading to the rear. To the rear of the property is a block paved raised patio area with external tap and power and security lights. The garden beyond has a sweeping shaped lawn and is well stocked with mature shrubs, pathway to the rear and fenced surround.

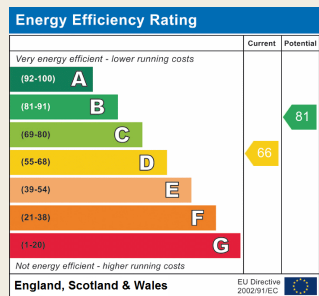
GARAGE

4.94m x 2.47m (16' 2" x 8' 1") approached via an up and over entrance door and having light and power supply and meters.



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.



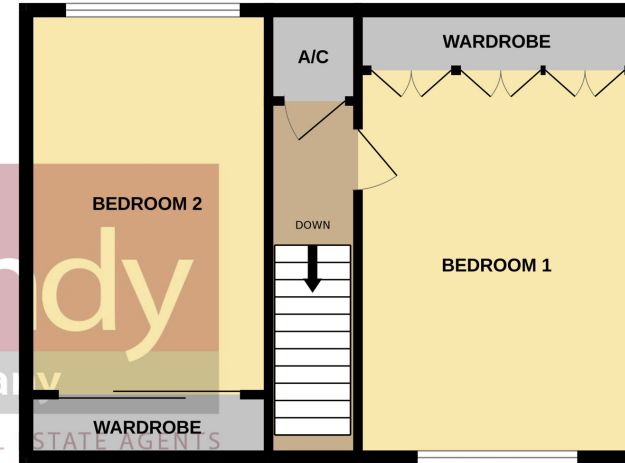
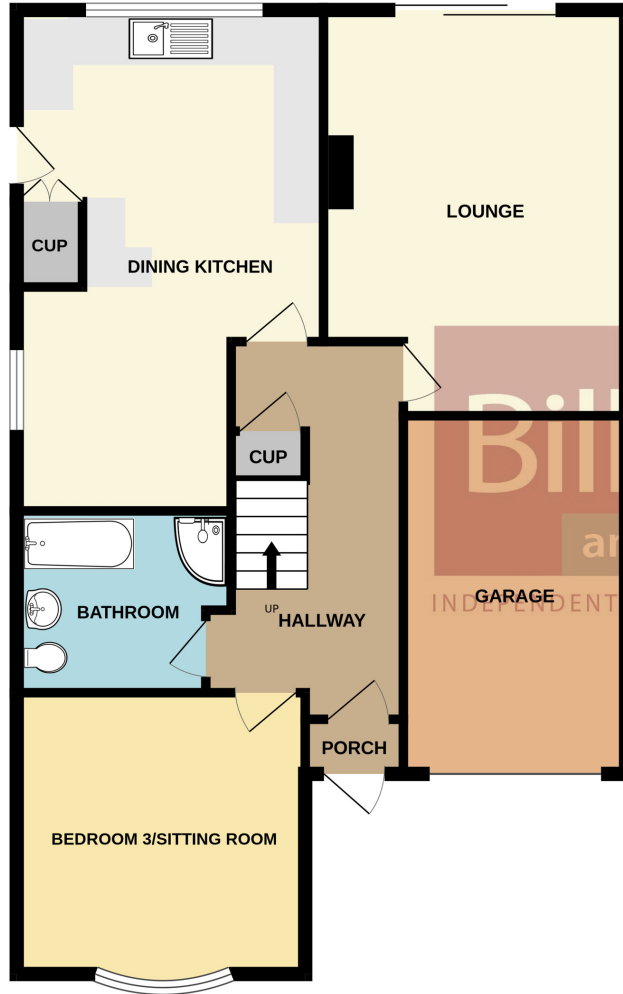
VIEWING

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

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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