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49 Nailers Drive, Burntwood, Staffordshire, WS7 0ES

Bill Tandy
and Company

INDEPENDENT PROFESSIONAL ESTATE AGENTS

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£235,000

Bill Tandy & Company, Burntwood are delighted to be offering to the market this delightful extended two bedroom semi detached property located on the sought after residential road of Nailers Drive. Situated in the heart of Burntwood just a stones throw from the popular Swan Island with all the shopping and lifestyle amenities available along with easy access to popular local schools the nearest of which being Fulfen Primary making this area very popular with family purchasers due to its convenience. The property itself has been finished to a high standard and offers the useful addition of a rear extension to create an additional reception room. In brief the property comprises of; entrance hall, lounge, breakfast kitchen, dining room, landing, two double bedrooms and modern fitted bathroom internally, while boasting off road parking for 3 vehicles, single garage and enclosed rear garden. An early viewing of this property is considered essential to fully appreciate the accommodation on offer.



ENTRANCE HALL

Entered via an UPVC opaque double glazed front entrance door with UPVC opaque double glazed window to side, with wood effect flooring, ceiling light point, radiator, stairs to 1st floor and doors off to further accommodation.

LOUNGE

4.4m x 3.2m (14' 5" x 10' 6") Having a fabulous dual aspect to to the large UPVC double glazed window to front with additional UPVC double glazed window to side flooding the room with light, wood effect flooring, modern wall mounted floating electric fire with white pebble effect, ceiling light point and radiator.

BREAKFAST KITCHEN

4.4m (max) 2.6m (min) x 2.7m (14' 5" (max) 8' 6" (min) x 8' 10") A lovely and bright space comprising of modern hi-gloss base and wall mounted units with complimentary wood effect roll top worksurface and brick tiled splash backs allowing for inset sink and drainer and allowing space and plumbing for freestanding gas cooker. The worksurface continues to the opposite wall with space below creating a useful breakfast bar, ceramic tiled floor, two ceiling light points, radiator and UPVC double glazed window to side, door to understairs storage cupboard currently used to house the freestanding fridge/freezer and opening through to...

DINING AREA

3.2m x 2.6m (10' 6" x 8' 6") With a continuation of the ceramic tiled floor from the kitchen a well appointed and bright room due to the two Velux roof windows along with the UPVC double glazed double doors to the rear garden flanked by two further UPVC double glazed windows to either side, ceiling light point, radiator and door through to a Utility Cupboard which has space and plumbing for American style stacked washing machine and tumble drier.



LANDING

Having recessed LED downlights, , doors to further accommodation and access to loft via hatch which we are informed has pull down ladders, is part boarded and light.

BEDROOM ONE

4.4m x 3.2m (14' 5" x 10' 6") With central ceiling light point, radiator, UPVC double glazed window to front and built in wardrobe having timber double barn style doors.

BEDROOM TWO

2.8m x 2.4m (9' 2" x 7' 10") Having central ceiling light point, radiator, UPVC double glazed window to rear and useful built in cupboard currently housing the Worcester combi boiler.



BATHROOM

A modern white suite comprising of low level back to wall w/c, wash hand basin with modern white hi-gloss storage cupboard below and panelled bath with mains plumbed duel head shower with rainfall effect head, also having stainless steel heated towel rail, wall mounted mirrored cupboard, wood effect ceramic tiled floor and floor to ceiling contemporary block tiled walls, ceiling light point and UPVC opaque double glazed window to rear.

SINGLE GARAGE

2.4m x 5.3m (7' 10" x 17' 5") Having manual up and over front entrance door, power and light points and wooden courtesy door to rear garden.



OUTSIDE

To the front, the property is set back from the road behind a pebble drive suitable for approximately three vehicles extending to both the front and side of the property leading you to the front door and garage entrance with mature hedging acting as the boundry to one side. To the rear you will find a delightful fence enclosed garden which is mainly laid to lawn having railway sleeper raised beds flanking the rear double doors before a pebble pathway with inset paving leading around the side to the rear where you will find a lovely wooden decked area for seating the decked area extends to the rear of the garage where there is also a good size timber shed. There is a side gate to the drive and courtesy door to the rear of the garage.

FURTHER INFORMATION/SUPPLIES

Mains drainage, water, electricity and gas connected. Telephone 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.

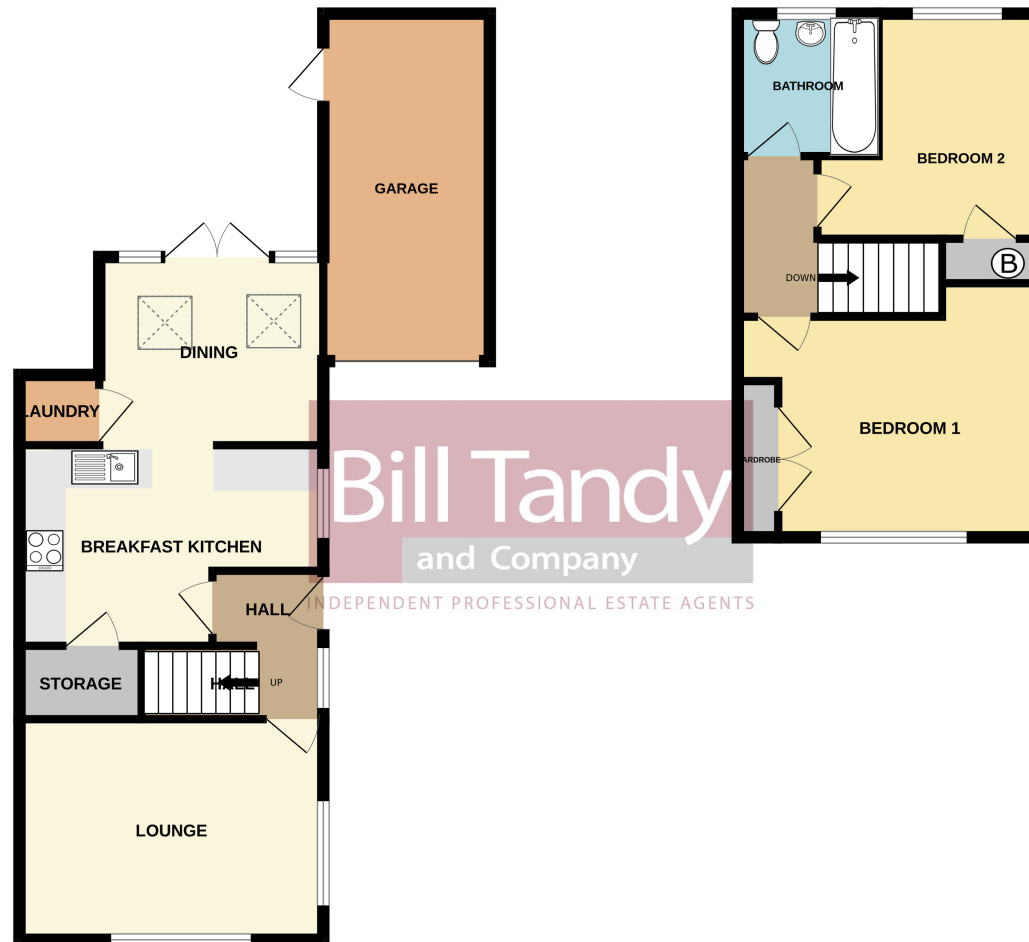
VIEWING

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

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
579 sq.ft. (53.8 sq.m.) approx.

1ST FLOOR
360 sq.ft. (33.4 sq.m.) approx.



TOTAL FLOOR AREA : 939 sq.ft. (87.2 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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