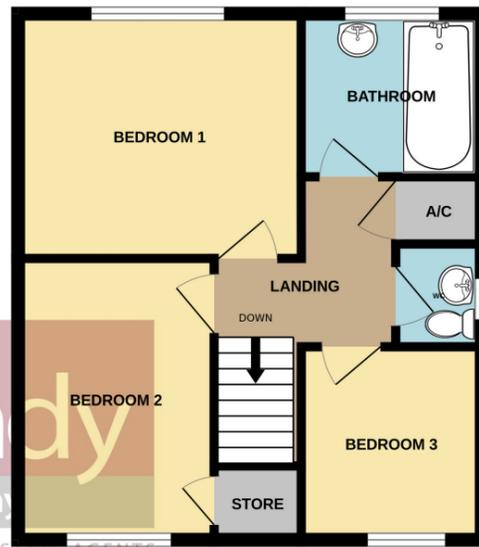
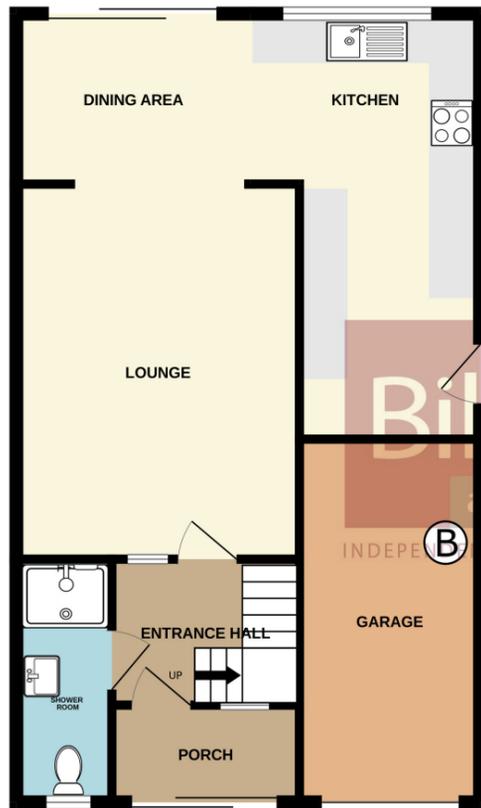




GROUND FLOOR

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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**85 Boney Hay Road, Burntwood,
Staffordshire, WS7 9AN**

£250,000 Freehold NO CHAIN

A fabulous opportunity to secure a ready to go family home. This three bedroom extended semi detached house is sold with the benefit of no onward chain having been rented out by the current owner. Perfectly situated along Boney Hay Road making it very convenient for highly regarded local schools and excellent nearby amenities at the ever-popular Swan Island, there is also excellent access to nearby public transport. The accommodation on offer comprises porch entrance, entrance hall, ground floor shower room, lounge, dining area, kitchen, three good sized first floor bedrooms, bathroom and separate W.C. There is off road parking for multiple vehicles, an integral garage and enclosed rear garden. An early viewing is considered essential to fully appreciate the accommodation on offer.



PORCH ENTRANCE

approached via double glazed sliding doors and having tiled floor, ceiling light point and a traditional wooden door with opaque glazing opening to:

RECEPTION HALL

having wooden framed opaque glazed window looking into the porch, stairs to first floor with under stairs cupboard, glazed door to living space and door to:

GROUND FLOOR SHOWER ROOM

2.90m x 1.00m (9' 6" x 3' 3") having contemporary tiled flooring, brick effect tiling to walls, modern square wash hand basin with storage cupboards below, W.C., enclosed shower cubicle with glazed sliding door and electric shower fitment, extractor fan, radiator, ceiling light and UPVC opaque double glazed window to front.

LOUNGE

4.80m x 3.70m (15' 9" x 12' 2") having wood effect flooring, focal point fireplace with raised hearth and mantel, two wall light points, ceiling light point and archway to:

DINING AREA EXTENSION

3.30m x 2.20m (10' 10" x 7' 3") having a continuation of the wood effect flooring, ceiling light point and UPVC double glazed sliding doors opening out to the rear decked area. The room opens into the:

KITCHEN

5.50m x 2.60m max (2.10m min) (18' 1" x 8' 6" max 6' 11" min) having white base cupboards with wooden effect roll top work surface above, matching wall mounted cupboards, inset sink and drainer with mono mixer tap, space and plumbing for washing machine and tumble dryer, space for free-standing fridge/freezer, space and wiring for free-standing electric cooker, two ceiling light points, UPVC double glazed window to rear and door to side.

FIRST FLOOR LANDING

having ceiling light point, smoke detector, airing cupboard housing hot water tank and doors to further accommodation.

BEDROOM ONE

3.70m x 2.90m (12' 2" x 9' 6") having UPVC double glazed window



to rear, ceiling light point and radiator.

BEDROOM TWO

3.60m x 2.70m (11' 10" x 8' 10") having UPVC double glazed window to front, ceiling light point, radiator and over stairs storage cupboard.

BEDROOM THREE

2.60m x 2.20m (8' 6" x 7' 3") having UPVC double glazed window to front, ceiling light point and radiator.

BATHROOM

2.20m x 1.70m (7' 3" x 5' 7") having contemporary tiled flooring, brick effect tiling to walls, contemporary wash hand basin with built-in drawer storage below, panelled bath with mains plumbed shower fitment fitted over and glazed bi-fold splash screen, extractor fan, ceiling light point, radiator and UPVC opaque double glazed window to rear.

SEPARATE W.C.

1.40m x 1.20m (4' 7" x 3' 11") having contemporary tiled flooring, brick effect tiled splashbacks, white suite comprising low level W.C. and contemporary wash hand basin with storage cupboard below, UPVC opaque double glazed window to side and ceiling light point.

OUTSIDE

The property is set back from the road behind a tarmac driveway providing parking for multiple vehicles leading to the



integral garage, and there is an additional pebbled area which could be used for additional parking if required. Side access via a paved path leads to the rear of the property. To the rear is a lovely fenced enclosed garden being mainly laid to lawn and having a wooden decked area with timber bar making a lovely seating and entertaining area, large bedding plant borders with mature hedges and shrubs and fir tree screening to rear.

INTEGRAL GARAGE

4.20m x 2.20m (13' 9" x 7' 3") approached via an up and over entrance door and having ceiling light point, outside tap, wall mounted Worcester boiler and storage shelving.

COUNCIL TAX

Band B.

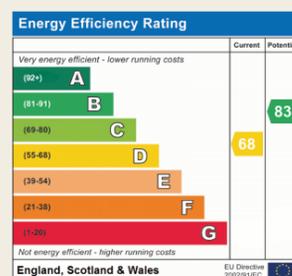
FURTHER INFORMATION/SUPPLIES

Mains drainage, water, electricity and gas connected. Telephone connected. For broadband and mobile phone speeds and coverage, please check the Ofcom website. 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.



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.