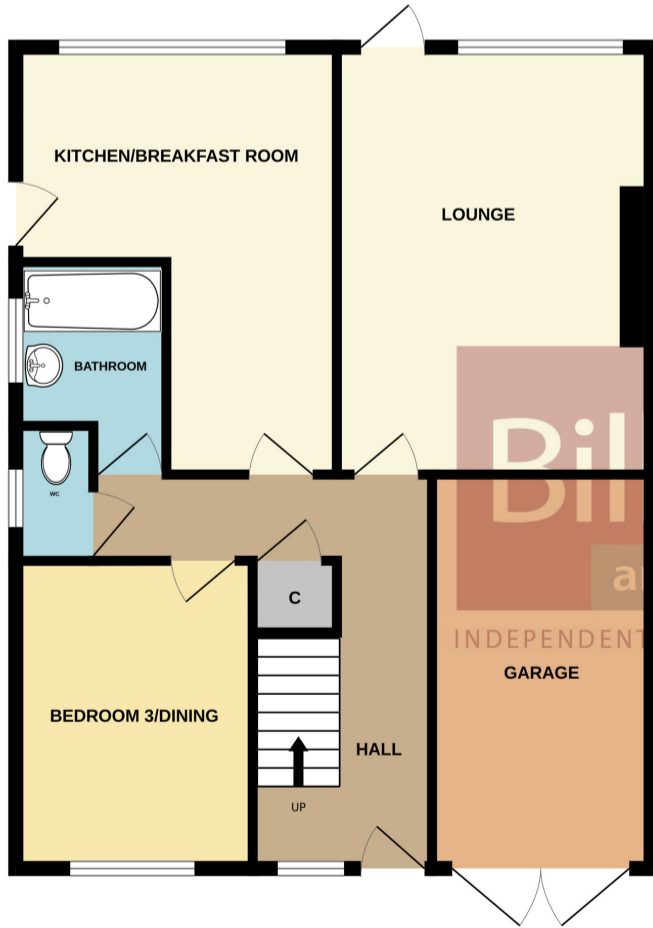
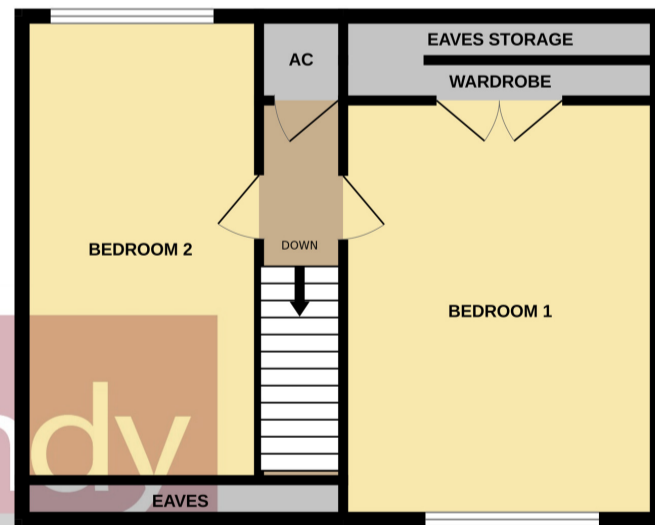




GROUND FLOOR  
795 sq.ft. (73.9 sq.m.) approx.



1ST FLOOR  
491 sq.ft. (45.6 sq.m.) approx.



TOTAL FLOOR AREA : 1286 sq.ft. (119.5 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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12 Darwin Close, Burntwood,  
Staffordshire, WS7 9HP

## £250,000 Freehold Offers over

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 Darwin Close and having both good local schools and close proximity to swan island and all the amenities available there. 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 'L' shaped reception hall, lounge, breakfast kitchen, useful ground bedroom/dining room and separate W.C. and bathroom. To the first floor are two additional bedrooms. Whilst outside there is a delightful enclosed garden to the rear and the front offers off road parking for two vehicles leading to the integral garage along side the front lawn.



### 'L' SHAPED ENTRANCE HALLWAY

approached via a UPVC opaque double glazed entrance door with UPVC opaque double glazed half panel to side and having radiator, two ceiling light points, stairs to first floor with under stairs cupboard and doors to further accommodation.

### LOUNGE

5.10m x 2.77m (16' 9" x 9' 1") having new radiator, ceiling light point, UPVC double glazed window to rear and UPVC double glazed door to rear garden patio.

### 'L' SHAPED BREAKFAST KITCHEN

5.10m max x 3.80m max (16' 9" max x 12' 6" max) having pre-formed work surfaces with base storage cupboards below, matching wall mounted cupboards, space and plumbing for washing machine, under-counter fridge, under-counter freezer and electric cooker, one and a half bowl inset sink and drainer with mixer tap, tiled splashbacks, internal glazing looking into the hallway, UPVC double glazed window to rear, aluminium framed opaque double glazed door to side passage, two ceiling light points and radiator.

### GROUND FLOOR BEDROOM THREE

3.70m x 2.80m (12' 2" x 9' 2") having ceiling light point, radiator and UPVC double glazed window to front.

### GROUND FLOOR BATHROOM

having original suite comprising panelled bath, pedestal wash hand basin, tiled walls, UPVC opaque double glazed window to side, ceiling light point and radiator.

### GROUND FLOOR SEPARATE W.C.

having W.C. and UPVC opaque double glazed window to side.

### FIRST FLOOR LANDING

having ceiling light point, loft access hatch, airing cupboard housing the combination boiler and doors to further accommodation.



### BEDROOM ONE

5.00m x 3.60m (16' 5" x 11' 10") having ceiling light point, radiator, UPVC double glazed dormer window to front and built-in wardrobe with access to eaves storage.

### BEDROOM TWO

5.50m x 2.90m (18' 1" x 9' 6") having UPVC double glazed dormer window to rear and UPVC double glazed window to side, ceiling light point and new radiator.

### OUTSIDE

To the front of the property is a crazy paved driveway providing parking for two cars and leading to the garage and there is a lawned side garden with paved path leading to a side gate and front door. To the rear is a delightful enclosed garden with paved patio area and small paved steps down to the main garden area being mainly laid to lawn and having mature shrubbery border.

### INTEGRAL SINGLE GARAGE

(not measured) approached via wooden double doors with opaque single glazing and housing the meters.

### COUNCIL TAX

Band C.



### FURTHER INFORMATION/SUPPLIERS

Mains drainage- South Staffs Water. Electric and Gas supplier - TBC. T.V and Broadband – TBC. For broadband and mobile phone speeds and coverage, please refer to the website below: <https://checker.ofcom.org.uk/>

### 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.

Energy Efficiency Rating	
Very energy efficient - lower running costs	Current Potential
(92+) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	62
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
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.