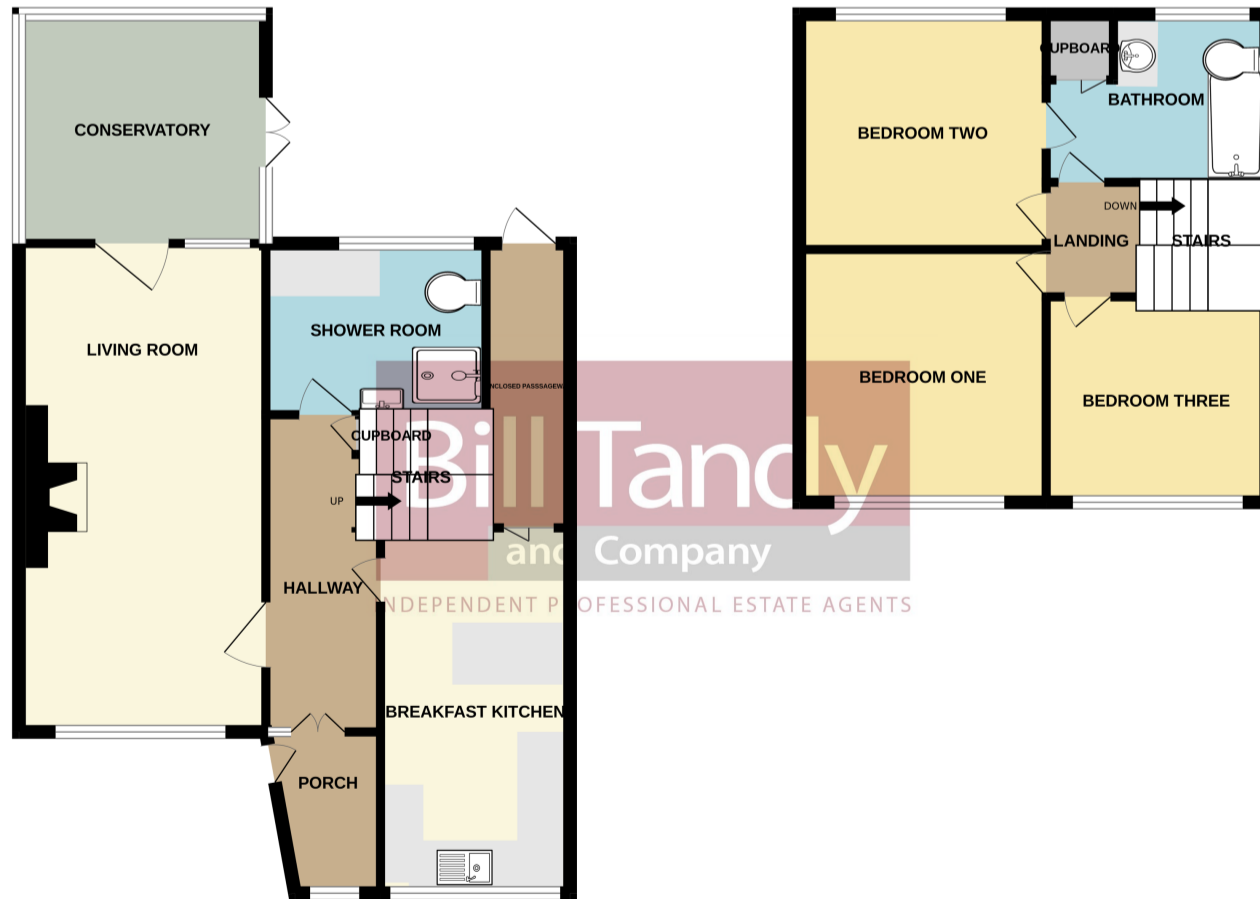




GROUND FLOOR

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. Made with Metropix ©2023

82 Rochester Avenue, Burntwood,
Staffordshire, WS7 2DH

£230,000 Freehold NO CHAIN

Mature semi detached property that is offered for sale with no upward chain. The gas centrally heated and double glazed accommodation briefly comprises porch, entrance hall, lounge/diner, breakfast kitchen, ground floor shower room/utility and conservatory. To the first floor, three bedrooms and bathroom, the master bedroom connects directly to the bathroom. Externally there is off road parking and to the rear an enclosed garden.

PORCH

Accessed via an opaque double glazed entrance door.

ENTRANCE HALL

With stairs rising to the first floor, storage cupboard, central heating radiator.

DINING KITCHEN

16' 3" x 8' 1" (4.95m x 2.46m) With units providing work surface, storage and appliance space. Single drainer sink unit with mixer tap over, breakfast bar, double glazed window to the front elevation, Bi-fold doors leading through to the REAR LOBBY which includes a double glazed door opening to the rear garden.

LOUNGE

9' 2" x 8' 1" (2.79m x 2.46m) With double glazed window to the front elevation, central heating radiator, stove (not tested) inset within the chimney breast, doors opening to the conservatory, laminate flooring.

CONSERVATORY

9' 2" x 8' 1" (2.79m x 2.46m) With double glazed windows, double doors opening to the garden, laminate flooring.

GROUND FLOOR SHOWER ROOM/UTILITY

9' 4" x 6' 10" Maximum (2.84m x 2.08m Maximum) Comprising a suite in white of wash hand basin with storage beneath, W.C. Walk in cubicle housing the mains fed shower. Plumbing for washing machine, opaque double glazed window to the rear elevation.

LANDING

With access to the roof space. Double glazed window to the side elevation.

BEDROOM ONE

10' 8" x 10' 0" (3.25m x 3.05m) With double glazed window to the rear elevation. Central heating radiator. Main bathroom leading directly off.



BEDROOM TWO

10' 8" x 10' 6" (3.25m x 3.20m) With double glazed window to the front elevation. Central heating radiator.

BEDROOM THREE

9' 4" x 7' 4" (2.84m x 2.24m) With double glazed window to the front elevation. Central heating radiator.

BATHROOM

Comprising a suite in white of panelled bath with shower attachment off the mixer tap, wash hand basin with storage beneath, W.C. Opaque double glazed window to the rear elevation, Chrome style heated towel rail, airing cupboard housing the Ideal wall mounted central heating boiler.

OUTSIDE

The property is set back from the road behind off street parking. To the rear an enclosed garden with a shaped lawn.

COUNCIL TAX BAND C - Lichfield District Council

EPC TBC



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
A (92+)	86
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
72	

England, Scotland & Wales EU Directive 2002/91/EC

TENURE

We are advised that the property is freehold. This information should be confirmed by your solicitor if you intend to purchase the property.

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.