



TOTAL APPROX. FLOOR AREA 421 SQ.FT. (39.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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**22 Scholars Gate, Burntwood,  
Staffordshire, WS7 9EE**

## **£125,000 Leasehold Offers Over**

Bill Tandy and Company are pleased to present this beautifully appointed and much improved modern one bedroom ground floor maisonette. Located within the popular Scholars gate setting, the accommodation in further detail comprises; entrance hall giving access to the beautifully appointed lounge and also the modern refitted kitchen, there is an inner hallway which serves the double bedroom with fitted wardrobes and the modern refitted bathroom. There is also a useful exterior storage cupboard, allocating parking space and garden areas to the front/side. An early internal viewing come strongly recommended to fully appreciated the accommodation on offer.



### **ENTRANCE HALL**

Approached via the main entrance wooden panel door with obscure glazed insert and having ceiling light point, opening to kitchen and door to lounge.

### **KITCHEN**

7' 5" x 7' 2" (2.26m x 2.18m) Having a range of modern matching wall and base level storage cupboards with deep pan drawers, complementary roll top work surfaces with part ceramic splashback wall tiling and an inset stainless steel sink and drainer with chrome style mono tap, fitted four ring halogen hob with stainless steel extractor hood above and matching electric oven set below, plumbing and for washing machine, space available for a larger style fridge freezer, fluorescent ceiling strip light and double glazed window to side.

### **WELL APPOINTED LOUNGE**

14' 9" x 11' 3" (MAX) (4.50m x 3.43m) This beautifully appointed lounge has a double glazed window to front, stunning contemporary fireplace with electric flame effect fire inset, coving to the ceiling, wall mounted electric heater, TV aerial socket and a door to the inner hallway.

### **INNER HALLWAY**

Having ceiling light point, built in storage cupboard and doors giving access to both bedroom and bathroom.

### **BEDROOM**

10' 5" (max) 8' 5" (min) x 10' 2" (3.17m x 3.10m) With double glazed window to side and wall mounted electric heater.



### **BATHROOM**

6' 8" x 6' 7" (2.03m x 2.01m) re-fitted with a modern white suite with chrome style fittings incorporating a dual flush close coupled W.C., pedestal wash hand basin and a panel bath with wall mounted shower unit and fitted splash screen, complementary part ceramic splash back wall tiling, extractor fan, shaver socket and an obscure double glazed window to side.

### **OUTSIDE**

Occupying a pleasant corner position, the property sits back from the footpath behind lawned fore garden and side garden with herbaceous plants, a paved pathway extends to the main entrance door with open canopy porch and having a useful outside storage cupboard. There is an allocated parking space adjacent to the main entrance door.



### **LEASE TERMS**

We understand from the Vendor the property is LEASEHOLD with a lease of 99 years from 1992. (68 years remaining). Service charge of £233.67 per annum. The ground rent is £25 per annum and the council tax band is A. These are current figures and likely to change so we would advise any prospective purchaser to verify the details with their solicitor before legal commitment.

### **COUNCIL TAX**

Band A.

### **TENURE**

Our client advises us that the property is Leasehold.



### **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.

