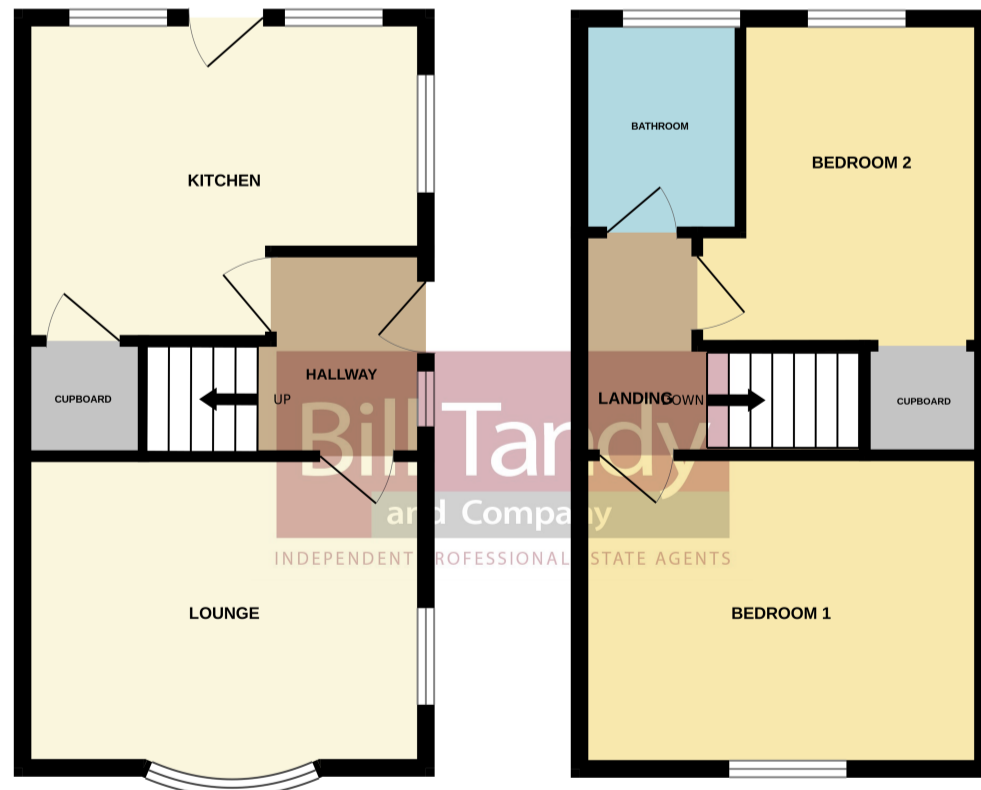




GROUND FLOOR

1ST FLOOR



5 NAILERS DRIVE BURNTWOOD

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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5 Nailers Drive, Burntwood, Staffordshire, WS7 0ES

£200,000 Freehold

Offered for sale with no upward chain is this mature semi detached home which would ideally suit the first time buyer. The gas centrally heated and double glazed accommodation briefly comprises side reception hall, lounge, dining kitchen, two bedrooms and bathroom. Externally there is off road parking to the front elevation, to the rear a private easily maintainable garden. Nailers Drive is an ever popular location within Burntwood and is conveniently placed for the Swan Island amenities which include a Co-op food store, Post Office, doctors surgery, pharmacy, public house and cafe.

SIDE RECEPTION HALL

Accessed via a uPVC and glazed entrance door. Stairs rising to the first floor. Central heating radiator.

LOUNGE

13' 8" x 11' 2" (4.17m x 3.40m) With double glazed bow window to the front elevation, double glazed window to the side elevation. Central heating radiators.

DINING KITCHEN

14' 5" x 8' 11" narrowing to 5' 11" (4.39m x 2.72m narrowing to 1.80m) With a range of units at eye and base level providing work surface, storage and appliance space. Integrated appliances include five ring hob with extractor hood over, electric oven and dishwasher. Useful understairs storage cupboard with plumbing for washing machine and space for a fridge freezer. One and a quarter bowl sink unit with mixer tap over, double glazed window to the side and rear elevations, door opening to the rear garden.

LANDING

With access to the roof space.

BEDROOM ONE

14' 5" x 11' 3" (4.39m x 3.43m) With double glazed window to the front elevation. Central heating radiator.

BEDROOM TWO

9' 2" x 8' 0" (2.79m x 2.44m) With double glazed window to the rear elevation, central heating radiator, cupboard housing the Glow Worm wall mounted central heating boiler.

BATHROOM

Comprising a suite in white of panelled bath with Triton electric shower over, wash hand basin and W.C. Opaque double glazed window to the rear elevation, central heating radiator, tiled walls, laminate flooring.

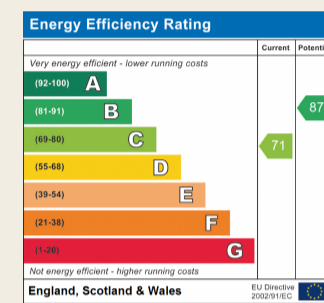


OUTSIDE

The property is set back from the pavement behind a block paved driveway which provides off road parking, extending to the side elevation of the property. To the rear and enclosed and private garden with patio, shaped lawn, stocked borders and useful brick built outbuilding.

COUNCIL TAX BAND B Lichfield District Council

EPC Band C



TENURE

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