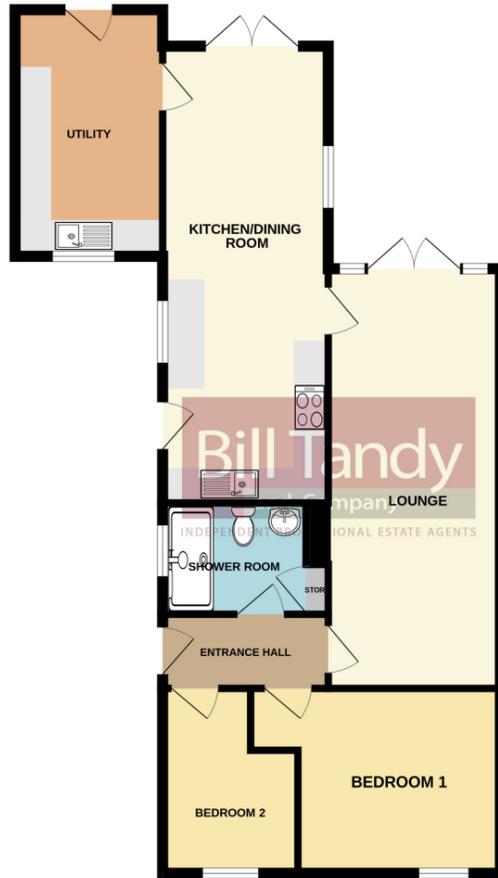




GROUND FLOOR



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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18 Ferndale Close, Burntwood,  
Staffordshire, WS7 4US

## £230,000 Freehold OFFERS OVER

Situated in a cul-de-sac, this beautifully maintained and extended bungalow on Ferndale Close offers a superb combination of comfort, space, and convenience. Ideally located to take advantage of local amenities and excellent transport links, this property has been thoughtfully updated by the current owner to a high standard throughout. The accommodation comprises: Two good size bedrooms, shower room, extended lounge, extended kitchen/diner, useful utility room (converted from the original garage) Externally, the property benefits from ample off-road parking and a well-maintained enclosed rear garden, providing a private outdoor space. Viewing is highly recommended to fully appreciate the quality of this delightful home.



### ENTRANCE HALLWAY

Approached via an obscure upvc double glazed entrance door, with matching side panels, and having half height UPVC wall panelling, wall light, radiator, loft hatch with pull down ladder to fully boarded loft space with light and also housing the combination boiler. Off leads

### EXTENDED LOUNGE

6.8m x 3.2m (22' 4" x 10' 6") approached via an internal glazed door with feature fireplace with stone effect mantelpiece and marble hearth (disconnected gas fire) two ceiling light points, two wall light points, two radiators, upvc double glazed French doors leading out to the rear patio with matching side panels, internal glazed door to;

### EXTENDED KITCHEN DINER

7.3m x 2.4m (23' 11" x 7' 10") fitted with shaker style wood effect matching wall and base units, roll top work surfaces with inset double bowl and drainer sink unit with mono mixer tap, space and plumbing for slimline dishwasher, 7 burner aga style gas cooker with overhead extractor, block tiled splash backs, three light points, ceramic tiled floor, upvc double glazed door to front, two upvc double glazed window with dual aspect, upvc double glazed French doors leading out to the rear patio, space for dining table, radiator and internal door to

### UTILITY ROOM (CONVERTED FROM GARAGE)

4m x 2.3m (13' 1" x 7' 7") useful room with upvc double glazed window to front and upvc double glazed door to rear, modern wood effect flooring, traditional wood effect base unit with roll top work surface with matching upstand and inset sink and drainer unit, space and plumbing for washing machine and other white goods, space and plumbing for American style fridge freezer, radiator, ceiling light point.

### BEDROOM ONE

3.6m x 2.9m (11' 10" x 9' 6") approached off the reception hallway with two upvc double glazed windows to front aspect, ceiling light point, radiator.



### BEDROOM TWO

2.9m x 2.4m (9' 6" x 7' 10") approached off the reception hallway, currently used as a hobby room with upvc double glazed window to front aspect, wood effect flooring, ceiling light point, radiator.

### SHOWER ROOM

approached off the reception hallway and fitted with a white suite comprising pedestal wash hand basin, low level w.c., walk-in low lip double shower with glazed splash screen, electric shower, modern lino flooring, floor to ceiling wall tiling, recessed downlights, extractor fan, obscure upvc double glazed window to side aspect, stainless steel heated towel rail, useful built-in storage cupboard.

### OUTSIDE

The property is set back from the road behind a shaped block paved driveway which extends down the side of the property and across the front with a low maintenance pebbled border with raised bed for planting with mature shrubs and low level fencing.

To the rear is a private fence enclosed garden with paved patio area leading onto lawned area with decorative dwarf walling, mature herbaceous borders and hard standing for



good sized shed.

### UTILITIES

Mains drainage, water, electricity and gas connected. For broadband and mobile phone speeds and coverage, please refer to the website below: <https://checker.ofcom.org.uk/>

### COUNCIL TAX

Council tax B

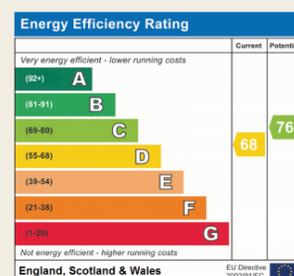
### ANTI-MONEY LAUNDERING AND ID CHECKS

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 prior to a sales memorandum being issued. This charge is non-refundable.



### LOCAL AREA

The Staffordshire town of Burntwood lies on the edge of Cannock Chase Forest 'an area of outstanding natural beauty', boasts the smallest park in Britain and has links to the famous lexicographer Dr. Samuel Johnson who opened an academy in 1736 in the nearby Hamlet of Edial. Providing a perfect environment for growing families Burntwood offers local schooling, excellent leisure facilities at Burntwood Recreation Centre and nearby Chasewater Country park.



### 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](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.