



185 Queen Street, Burntwood, Staffordshire, WS7 4TJ

Bill Tandy
and Company
INDEPENDENT PROFESSIONAL ESTATE AGENTS

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£280,000 OIRO

A fabulous opportunity to secure an extended four bedroom family home on a corner plot, offering excellent scope for modernisation. The accommodation comprises porch entrance, hall, lounge, dining room, kitchen, separate utility room, guests W.C., four good sized first floor bedrooms and family bathroom. There is block paved driveway providing parking for multiple vehicles to the front and an additional gated driveway to the side leading to purpose built detached single garage. The property is conveniently located on Queen Street with access to nearby highly regarded local schools, easy access to local amenities, along with public transport links nearby.



PPORCH ENTRANCE

approached via an opaque UPVC double glazed composite front entrance door with UPVC double glazed side panel and having recessed ceiling lights and a traditional wooden door opens to:

HALLWAY

having wall light point, stairs to first floor, smoke detector, radiator and door to:

LOUNGE

4.20m x 4.00m (13' 9" x 13' 1") having focal point feature fireplace with marble hearth and wooden mantel housing an electric mock log burner, UPVC double glazed window to front, ceiling light point, radiator and glazed double doors opening to:

DINING ROOM

5.10m x 3.00m (16' 9" x 9' 10") having focal point feature fireplace with tiled hearth and wooden mantel housing an electric mock log burner, wood effect flooring, two ceiling light points, UPVC double glazed French doors opening out to the rear patio, UPVC double glazed window overlooking the rear garden, radiator, under stairs storage cupboard and open archway to:

RE-FITTED CONTEMPORARY KITCHEN

4.30m x 2.40m (14' 1" x 7' 10") having a range of modern grey base units with marble effect roll top work surface above, matching wall mounted units, one and a half bowl sink and drainer, seven burner range style gas cooker with built-in overhead extractor, integrated dishwasher, space and plumbing for free-standing American style fridge/freezer, UPVC double glazed windows to front and side, recessed spotlights and door to:

SEPARATE UTILITY

having traditional wooden work surface, inset ceramic Belfast sink with storage cupboard below, space and plumbing for washing machine and tumble dryer, combination boiler, ceiling light point, radiator, UPVC double glazed window to side, UPVC double glazed door to rear and door to:

GUESTS W.C.

having W.C., UPVC opaque double glazed window to rear, light



point and radiator.

FIRST FLOOR LANDING

having wall light point, smoke detector and loft access hatch leading to partially boarded and insulated loft space light. Doors lead off to further accommodation.

BEDROOM ONE

3.40m x 3.20m (11' 2" x 10' 6") having UPVC double glazed window to front, recessed downlights, radiator and built-in wardrobes with mirrored sliding doors.

BEDROOM TWO

3.20m x 3.00m (10' 6" x 9' 10") having UPVC double glazed window to rear, radiator and ceiling light point.

BEDROOM THREE

4.50m max (1.80m min) x 3.30m max (1.80m min) (14' 9" max 5'11" min x 10' 10" max 11'5" min) having two UPVC double glazed windows to front, two ceiling light points and two radiators.

BEDROOM FOUR

2.90m x 2.40m (9' 6" x 7' 10") having UPVC double glazed windows to rear and side, ceiling light point and radiator.

RE-FITTED BATHROOM

2.10m x 1.80m (6' 11" x 5' 11") having contemporary flooring, modern suite comprising low level W.C., wash hand basin with built-in storage below and panelled bath with electric



shower over having dual head incorporating rainfall effect, aqua-panelling to walls, extractor fan, ceiling light point, electric heated towel rail and UPVC opaque double glazed window to rear.

OUTSIDE

The property is set back from the road behind a comprehensive block paved driveway providing parking for several vehicles, decorative dwarf wall, curved flower beds, pebbled hardstanding area to the side suitable for caravan and side gate leading to the rear. An additional gated driveway accessed off Bank Crescent is block paved and leads to the detached garage, and there is hardstanding good sized timber shed and raised flower beds. The rear garden has paved patio seating area leading to a fenced off corner section of garden being laid to lawn with hardstanding for greenhouse and raised flower beds.

DETACHED SINGLE GARAGE

5.20m x 3.70m (17' 1" x 12' 2") and having power and light points, window to side, opaque glazed door to garden and built-in work benches.

COUNCIL TAX

Band B.

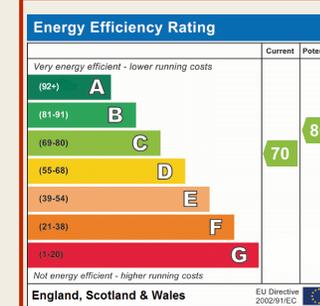


FURTHER INFORMATION/SUPPLIES

Mains drainage, water, electricity and gas connected. Telephone connected. For broadband and mobile phone speeds and coverage, please check the Ofcom website. Please refer to Key Facts for Buyers.

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 Once an offer is accepted on a property marketed by Bill Tandy and Company Estate prior to a sales memorandum being issued. This charge is non-refundable.



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

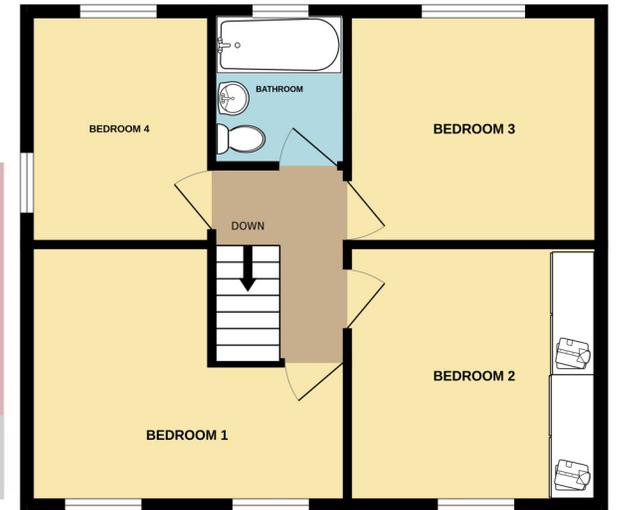
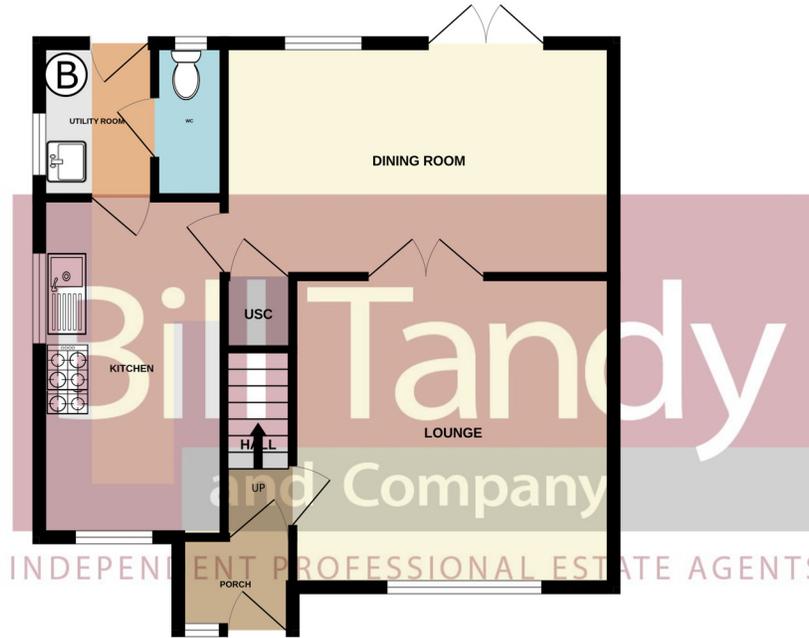
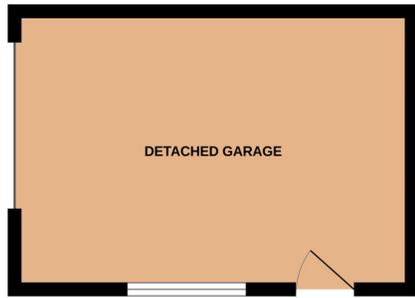
By arrangement with the Selling Agents, Bill Tandy and Company, 16 Cannock Road, Burntwood, Staffordshire, WS7 0BJ on 01543 670 055 or burntwood@billtandy.co.uk

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.

OUTSIDE

GROUND FLOOR

1ST FLOOR



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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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 burntwood@billtandy.co.uk
 Tel: 01543 670 055

www.billtandy.co.uk



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