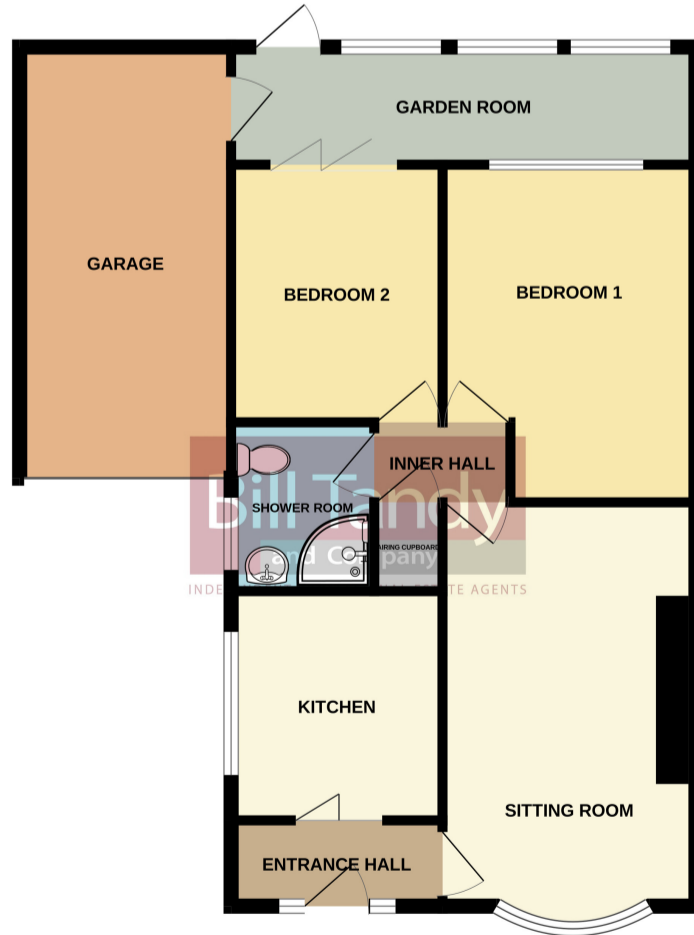




GROUND FLOOR



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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**22 Tame Avenue, Burntwood,
Staffordshire, WS7 9JQ**

£275,000 Freehold

Bill Tandy and Company, Burntwood, are pleased to present this two bedroom detached bungalow offered with no onward chain and occupying end of cul de sac setting on the sought after Church Farm development within easy reach of local amenities at Swan Island. Requiring some updating the bungalow does benefit from UPVC double glazing and gas fired central heating. In brief the well planned accommodation comprises welcoming entrance hall, living room, kitchen, inner hallway, master bedroom with built-in wardrobes, further good sized second bedroom, shower room and garden room. The property also offers a block paved driveway which provides ample parking leading up to a single garage and a lovely rear garden mainly laid to lawn. An early internal viewing is strongly recommended to fully appreciate this fabulous bungalow.

ENTRANCE HALL

approached via a UPVC opaque double glazed composite front door with opaque glazed panels to each side and having ceiling light point, radiator and doors to further accommodation.

SITTING ROOM

4.90m x 3.00m max (16' 1" x 9' 10" max) having UPVC double glazed bow window to front, feature focal point exposed brick wall with inset electric log effect fire and quarry tiled hearth, radiator, two ceiling light points and door to inner hall.

FITTED KITCHEN

2.50m x 2.50m (8' 2" x 8' 2") base storage cupboards and drawers with pre-formed work surfaces above, matching wall mounted storage cupboards, tiled splashbacks, integrated stainless steel sink and drainer with mixer tap, electric cooker and gas hob with extractor above, space and plumbing for washing machine and fridge/freezer, fluorescent strip light and UPVC double glazed window to side.

INNER HALL

having ceiling light point, loft access hatch and airing cupboard housing the combination boiler. Doors to further accommodation.

BEDROOM ONE

4.00m max into wardrobe x 2.90m (13' 1" max into wardrobe x 9' 6") having fitted wardrobes to two walls and fitted chests of drawers, wooden framed single glazed window looking in to the garden room/conservatory, ceiling light point and radiator.

BEDROOM TWO

3.10m x 2.60m (10' 2" x 8' 6") having ceiling light point, radiator and UPVC double glazed sliding doors out to the garden room/conservatory.



SHOWER ROOM

having enclosed corner shower unit with tiled surrounds and dual head mains fed shower attachment with rainfall option, vanity unit with wash hand basin and storage beneath, low level W.C., half height tiling, ceiling light point, radiator and UPVC opaque double glazed window to side.

GARDEN ROOM/CONSERVATORY

being UPVC double glazed and having polycarbonate roof, UPVC double glazed door opening out onto the patio and wooden framed opaque glazed door into the rear of the garage.

OUTSIDE

The property is approached via a block paved driveway providing parking for two cars leading to the garage and front entrance door, with a gravelled side garden allowing for additional parking if necessary. To the rear is a private enclosed garden being mainly laid to lawn with slabbed patio area, lawn with central slabbed pathway leading to the garden shed and bedding plant borders with mature shrubs and flowers.



SINGLE GARAGE

approached via an electric up and over entrance door and having power and light.

FURTHER INFORMATION/SUPPLIERS

Mains drainage- South Staffs Water. Electricity suppliers - EON. Gas supplier - British Gas. T.V - Sky. Telephone - BT. For broadband and mobile phone speeds and coverage, please refer to the website below:
<https://checker.ofcom.org.uk/>

Energy Efficiency Rating			
Current	Potential		
Very energy efficient - lower running costs			
(92+)	A	87	
(81-91)	B		
(69-80)	C		
(55-68)	D		68
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			

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.