



89 Lichfield Road, Burntwood,  
Staffordshire, WS7 0HQ

## £210,000 Freehold NO CHAIN

Bill Tandy & Company, Burntwood are pleased to present this traditional two bedroom semi-detached property located along the popular Lichfield Road and offered on the market with no onward chain therefore quick completion can be made available. With the benefit of both UPVC double glazed and gas fired central heating the accommodation in brief comprises on the ground floor; entrance hallway, delightful living room, separate sitting room / dining room, kitchen to the rear with separate utility room and guest w.c. Whilst the first floor landing area serves two good sized bedrooms with a wet room. The property sits well back from the pavement behind a long driveway providing ample parking with fore garden and delightful enclosed garden to the rear. Viewing is strongly encouraged to fully appreciate the location and property on offer. \*see agents notes.



### ENTRANCE HALL

approached via a part obscured double glazed upvc panelled entrance door, a staircase with wall mounted handrail ascends to the first floor landing, ceiling light point and door to :

### DELIGHTFUL LIVING ROOM

14' 9" MAX & 12' 6" MIN (4.50m & 3.81m) x 12' 0" (3.66m) with upvc double glazed walk-in bay window to front aspect, focal point chimney breast with wooden Adam Style ornamental fire surround with tiled inset and raised hearth housing a coal effect gas fire, ceiling light point, picture rail, radiator and double opening doors to :

### SITTING ROOM / DINING ROOM

8' 9" x 8' 3" to face of storage cupboards (2.67m x 2.51m) with ceiling light point, radiator, useful built-in storage cupboard set either side of chimney breast, useful under stairs storage cupboard, opening through to the kitchen and a multi-paned door opens through to the utility room.

### KITCHEN

10' 3" x 6' 9" (3.12m x 2.06m) with a range of matching wall and base units incorporating drawers and roll top work surfaces, part ceramic splash back wall tiling, inset stainless steel sink and drainer unit with chrome style mono tap, free standing gas cooker, wall mounted central heating boiler, dual aspect upvc double glazed window to rear and side, upvc part obscured double glazed door to rear garden.

### UTILITY ROOM

13' 9" x 6' 2" (4.19m x 1.88m) with part obscured upvc panelled door to the fore, plenty of space for appliances, radiator, ceiling sky light, latch doors gives access to useful built-in storage cupboard and w.c. a further part obscured upvc panelled door gives access to the rear garden



### GUEST W.C.

Having a low level w.c., ceiling light point and obscured upvc double glazed window to rear aspect.

### FIRST FLOOR LANDING

with obscured upvc double glazed window to side aspect, loft access hatch, ceiling light point and off leads :

### BEDROOM ONE

15' 2" MAX & 12' 2" MIN (4.62m & 3.71m) x 11' 7" (3.53m) with twin upvc double glazed windows to the front aspect, ceiling light point, picture rail, radiator.

### BEDROOM TWO

9' 9" x 9' 5" (2.97m x 2.87m) with upvc double glazed window to rear aspect overlooking the garden, ceiling light point, picture rail, built-in double wardrobe and storage cupboards to either side of chimney breast.

### WETROOM

fitted with a white suite with chrome style fitments comprising low level w.c., pedestal wash hand basin, full height ceramic splash back wall tiling, wall mounted shower unit over open shower area, radiator, obscured upvc double glazed window to rear aspect.



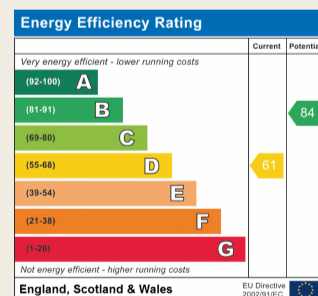
### OUTSIDE

The property sits well back from the road behind ornamental garden walling with a block paved driveway extending up to the property providing ample parking alongside a lawned fore garden with herbaceous flower and shrub borders, open canopy porch to the main entrance door with courtesy light.

Set to the rear there is a delightful enclosed garden offering a good degree of privacy with block paved patio area providing an ideal space for alfresco dining with block paved pathway leading across a lawned area with herbaceous flower and shrub display borders, useful timber garden shed, green house and small trees.

### AGENTS NOTES

PLEASE NOTE We understand that spray foam insulation has been installed in the loft which may cause issues with raising a mortgage. Please confirm with your lender before proceeding to offer on the property.



### 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.