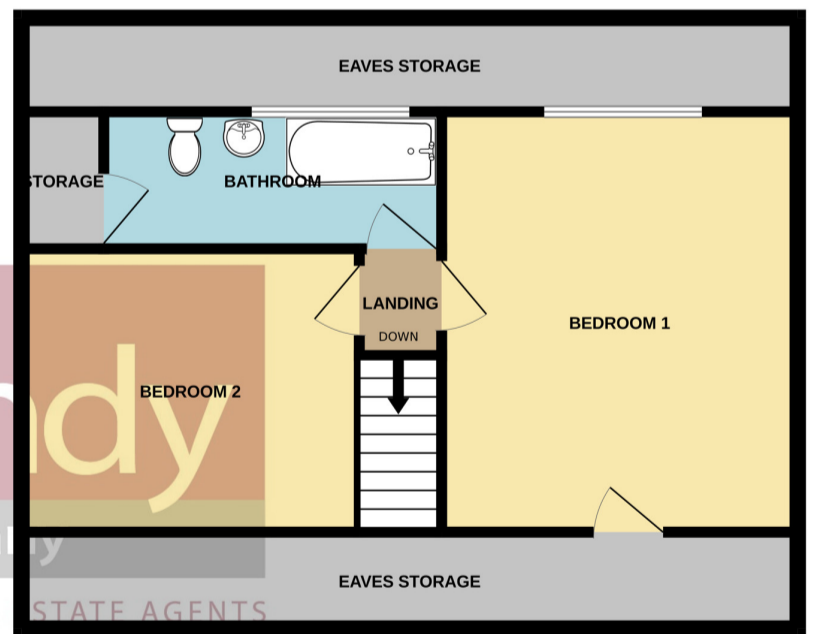
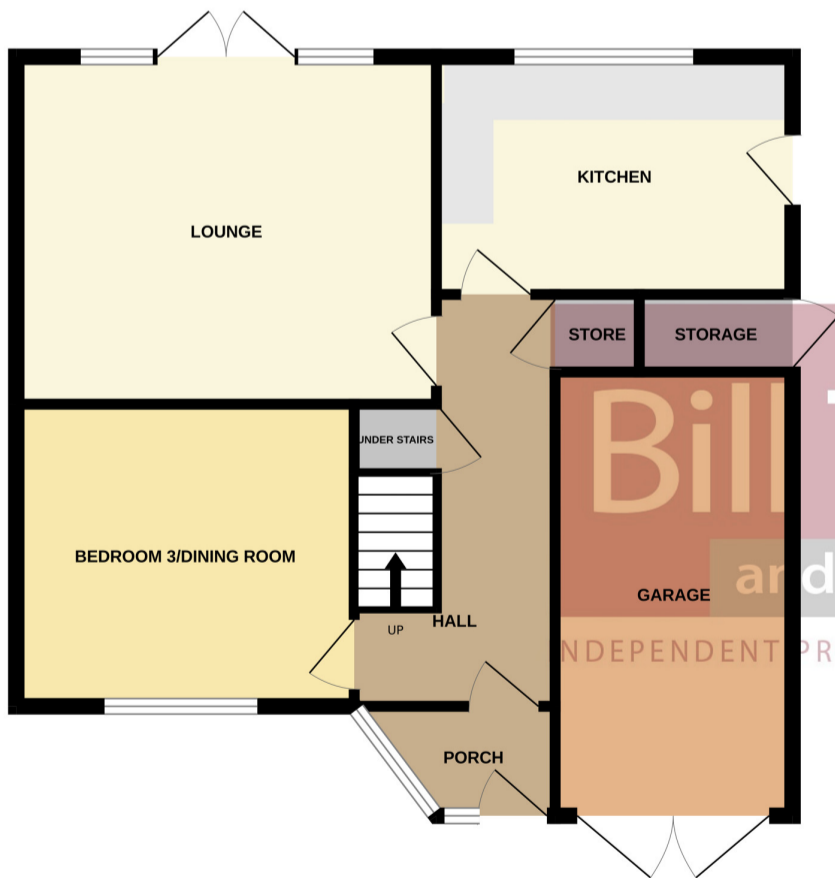




GROUND FLOOR

1ST 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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**97 Boney Hay Road, Burntwood,  
Staffordshire, WS7 9AN**

**£280,000 Freehold  
OIRO**

Bill Tandy and Company, Burntwood, are delighted to be offering to the market this ready to go two/three bedroom family home in a superb location along Boney Hay Road. Offering easy access to both highly regarded local schools and excellent local amenities at the nearby Swan Island and there is also easy access to public transport links. The property itself comprises in brief porch, welcoming reception hall, contemporary fitted kitchen, good sized lounge, dining room or potential ground floor bedroom, two first floor superb sized double bedrooms and the family bathroom. The current owners have fully renovated the property to an excellent standard and is ready to go for any purchaser, and as such viewings are highly recommended.



**UPVC DOUBLE GLAZED PORCH**

approached via a UPVC double glazed front entrance door and having ceiling light point and inner door with opaque glazing opening to:

**WELCOMING RECEPTION HALL**

having stairs to first floor, under stairs cupboard, ceiling light point, smoke detector, radiator and doors leading off to:

**LIVING ROOM**

4.60m x 3.80m (15' 1" x 12' 6") having UPVC double glazed French doors leading out to the rear patio with UPVC double glazed side panels to either side, one ceiling light points, two wall light points, radiator and focal point fireplace with wooden mantel and tile effect hearth housing an electric fire with LED flame effect.

**CONTEMPORARY FITTED KITCHEN**

3.90m x 2.60m (12' 10" x 8' 6") having cottage style base cupboards and drawers with complementary work surfaces above, matching wall mounted cupboards, stone effect tiled flooring, complementary modern block tiled splashbacks, space for free-standing electric cooker, space and plumbing for white goods, inset sink and drainer with mono mixer tap, ceiling light point, radiator, UPVC double glazed window to rear and UPVC opaque double glazed door to side.

**DINING ROOM/BEDROOM THREE**

3.70m x 3.30m (12' 2" x 10' 10") currently used as a dining room but could also work as a good sized double bedroom having ceiling light point, radiator and UPVC double glazed window to front.

**FIRST FLOOR LANDING**

having ceiling light point, smoke detector and loft access hatch leading to part boarded loft. Doors lead off to:



**BEDROOM ONE**

4.60m x 3.90m (15' 1" x 12' 10") having ceiling light point, radiator, UPVC double glazed window to rear and hatches leading to eaves storage.

**BEDROOM TWO**

3.70m x 3.10m (12' 2" x 10' 2") having UPVC double glazed window to front, ceiling light point and radiator.

**BATHROOM**

3.70m x 1.50m (12' 2" x 4' 11") having modern tile effect flooring, tiling to walls, white suite comprising low level W.C., wall mounted wash hand basin and panelled bath with overhead electric shower and glazed splash screen, UPVC opaque double glazed window to rear, ceiling light point, radiator and storage cupboard.

**INTEGRAL GARAGE**

4.80m x 2.60m (15' 9" x 8' 6") approached via entrance door and having power and light points.



**OUTSIDE**

The property is set well back from the road behind part tarmac and part pebble driveway suitable for multiple cars with hedged boundary and corner lawned area with wooden post edging. A side gate and paved access leads round to the rear. The rear garden is fully fence enclosed having paved patio seating area and steps lead up to the lawned area having various bedding plant borders with mature shrubs and hedges and conifer and silver birch trees at the rear providing good screening.

**COUNCIL TAX**

Band C.

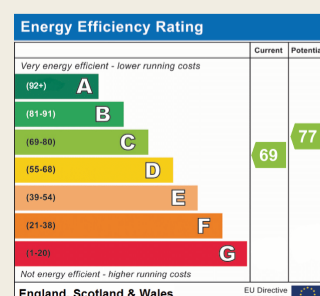
**FURTHER INFORMATION/SUPPLIES**

Mains drainage, water, electricity and gas connected. Telephone and Broadband connected. For broadband and mobile phone speeds and coverage, please check the Ofcom website. For further information 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.