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22 St Luke's Road, Burntwood, Staffordshire, WS7 0DH
Bill Tandy
and Company
INDEPENDENT PROFESSIONAL ESTATE AGENTS

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£270,000 OIRO

Bill Tandy and Company, Burntwood, are delighted to be offering to the market this fabulous opportunity to secure a good sized two bedroom extended link detached bungalow in a sought after location. Situated on the popular Saints development on St Luke's Road the property benefits from easy access to the excellent local amenities at the nearby Swan Island, public transport links and doctors surgeries, the nearby Burntwood Park and highly regarded local schools. The property itself comprises porch entrance, two reception rooms, kitchen and separate utility, shower room and two good sized double bedrooms. There is parking for multiple vehicles, garage and fenced enclosed rear garden, and an internal viewing is considered essential to fully appreciate the accommodation on offer.



PORCH ENTRANCE
2.20m x 1.90m (7' 3" x 6' 3") approached via a UPVC opaque double glazed front entrance door with UPVC opaque double glazed windows to each side and having tiled flooring, ceiling light point, radiator, storage cupboard and door to:

LOUNGE
5.60m max (4.70m min) x 3.90m max (3.30m min) (18' 4" max 15'5" min x 12' 10" max 10'10" min) having focal point feature fireplace with marble hearth and wooden mantel housing a gas real flame fire, UPVC double glazed bow window to front, two ceiling light points and radiator.

KITCHEN
3.70m x 2.20m (12' 2" x 7' 3") having tiled flooring, modern cream Shaker style cupboards with complementary work tops, tiled splashbacks, matching wall mounted cupboards, space for dishwasher and free-standing gas cooker, inset one and a half bowl sink and drainer, UPVC opaque double glazed window to side and double glazed roof window.

SEPARATE UTILITY
2.00m x 1.20m (6' 7" x 3' 11") having modern tile effect flooring, built-in storage unit, work surface with space and plumbing below for washing machine, ceiling light point and roof window.

SNUG
3.50m min (5.80m max) x 2.60m (11' 6" min 19'o" max) x 8' 6") having three wall light points, radiator and double glazed sliding doors to the rear conservatory.

UPVC DOUBLE GLAZED CONSERVATORY
3.20m x 3.00m (10' 6" x 9' 10") having wood effect flooring, polycarbonate roof and UPVC double glazed French doors opening out to the rear patio.



INNER HALL
having loft access hatch with pulldown ladder leading to part boarded loft with light, ceiling light point, smoke detector, storage cupboard and doors to further accommodation.

BEDROOM ONE
3.40m x 3.30m (11' 2" x 10' 10") having UPVC double glazed window to rear, ceiling light point and radiator.

BEDROOM TWO
2.70m x 2.50m (8' 10" x 8' 2") having UPVC double glazed window to rear, ceiling light point and radiator.

SHOWER ROOM
1.80m x 1.60m (5' 11" x 5' 3") having tiled flooring and tiled walls, white suite comprising pedestal wash hand basin, low level W.C. and enclosed corner shower cubicle with glazed sliding door entrance and mains plumbed shower fitment, wall heater, extractor fan, radiator, ceiling light point and double glazed roof window.







OUTSIDE

The property is set back from the road behind a block paved driveway providing parking for two vehicles and leading to the garage. There is a pebbled area which could be used for additional parking or bedding plants. To the rear is an enclosed garden with fenced and walled boundaries, paved patio area with lawned garden beyond, paved pathway and bedding plant border.

COUNCIL TAX

Band C.

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. 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.

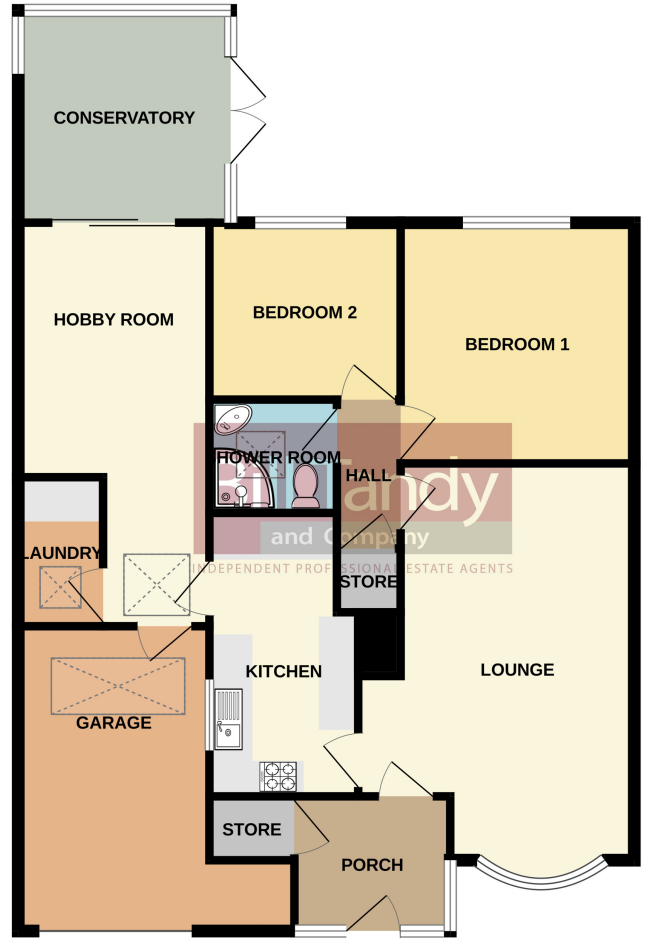
VIEWING

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.

These details represent the opinions of Bill Tandy and Co who are Agents for the Vendors. No warranty or guarantee can be given concerning the condition of this property or any part of it. These particulars do not form a contract or any part thereof. All measurements and distances are approximate and buyers are advised to instruct a Solicitor to check the Deeds, and a Surveyor to check to condition of the property.

GROUND FLOOR
1004 sq.ft. (93.3 sq.m.) approx.



TOTAL FLOOR AREA : 1004 sq.ft. (93.3 sq.m.) approx.

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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www.billtandy.co.uk

NAEA National Association of Estate Agents
The Property Ombudsman SALES

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