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Bill Tandy and Company
The Property Ombudsman sales
NAEA National Association of Estate Agents
INDEPENDENT PROFESSIONAL ESTATE AGENTS

TOTAL FLOOR AREA : 1335 sq.ft. (124.0 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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1ST FLOOR
433 sq.ft. (40.3 sq.m.) approx.

GROUND FLOOR
817 sq.ft. (75.9 sq.m.) approx.

BASEMENT
64 sq.ft. (7.9 sq.m.) approx.



41 Highfields Road, Chasetown, Burntwood, Staffordshire, WS7 4QS

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£310,000 Freehold OIRO

Bill Tandy and Company, Burntwood, are delighted to be offering to the market this fabulous ready-to-go extended three bedroom semi detached family home, located on the popular Highfields Road. The property boasts a fantastic position along the road offering easy access to highly regarded local schools including EDA, excellent local amenities, transport links and local commuter road links such as the A5 and M6 toll. The property itself comprises in brief of entrance hall, two reception rooms, kitchen, separate utility, large conservatory, guests W.C., three good sized first floor bedrooms and family bathroom, and there is also a cellar. There is parking to the front for multiple vehicles and a superb landscaped rear garden which is the true focal point of the property. An early viewing is considered essential to fully appreciate the level of accommodation on offer.



OPEN STORM PORCH
having recessed downlights and composite UPVC opaque double glazed front door with UPVC opaque double glazed side panel opening to:

ENTRANCE HALL
having half height wood panelling, two wall light points, two radiators with decorative covers, stairs to first floor and doors to further accommodation and further door to cellar.

CELLAR
4.60m x 1.70m (15' 1" x 5' 7") having a small landing area with wall light point and UPVC opaque double glazed window to side, useful storage cupboard and stairs down to the cellar itself having suspended timber flooring, radiator and two light points.

GUESTS CLOAKROOM
1.50m x 0.90m (4' 11" x 2' 11") having tiled flooring, half height tiled walls, UPVC opaque double glazed window to side, white suite comprising wall mounted wash hand basin with storage cupboard below and low level W.C., radiator and ceiling light point.

LOUNGE
4.10m max into walk-in bay x 3.40m (13' 5" max into walk-in bay x 11' 2") having feature UPVC double glazed walk-in bay window to front flooding the room with light, focal point feature fireplace with raised hearth and wooden mantel housing an inset gas real flame coal effect fire, ceiling light point, radiator and feature glass brick wall allowing light to flow into the playroom.

PLAYROOM
3.40m x 2.70m (11' 2" x 8' 10") currently used as a playroom/office having contemporary wood effect flooring, wall mounted storage units to one wall recessed downlights and the feature glass brick wall allowing light to flood through from the lounge.

INNER HALL
3.40m x 1.40m (11' 2" x 4' 7") approached via an archway from the entrance hall and having contemporary wooden flooring, radiator, recessed downlights and further archway leading into the:

FITTED KITCHEN
3.40m x 3.20m (11' 2" x 10' 6") having lovely tile effect flooring, traditional wooden base cupboards and drawers with complementary roll top work surface above, matching wall mounted cupboards, space for fridge, gas range style Leisure dual fuel oven with overhead extractor, half solid and half polycarbonate roof, two sets of ceiling lights, UPVC double doors open into the conservatory, UPVC double glazed window to same and



radiator.

UTILITY ROOM
3.20m x 1.90m (10' 6" x 6' 3") having tile effect flooring, traditional wooden base wall mounted cupboards with work surface above, one and a half bowl sink and drainer, matching wall mounted cupboards, space and plumbing for American style stacked washing machine and tumble dryer, space for American style fridge/freezer, UPVC double glazed window looking into the conservatory, UPVC opaque double glazed door to side, ceiling light point and radiator.

UPVC DOUBLE GLAZED CONSERVATORY
5.30m x 3.30m (17' 5" x 10' 10") having UPVC insulated roof, electric heating, ceiling light points, air-conditioning with hot and cold options, half height brick walling and UPVC double glazed doors open out to the rear garden.

FIRST FLOOR LANDING
having contemporary panelling, UPVC double glazed window to side, ceiling light point, smoke detector, over stairs airing cupboard with shelving and housing the combination boiler. Doors lead off to further accommodation.

BEDROOM ONE
3.60m x 3.30m (11' 10" x 10' 10") currently used as a gym ad having ceiling light point, radiator, UPVC double glazed window to front and loft access hatch with pulldown ladder leading to a fully boarded insulated loft with power and light.

BEDROOM TWO
4.00m x 3.00m (13' 1" x 9' 10") having UPVC double glazed window







to rear, ceiling light point, radiator and range of built-in wardrobes.

BEDROOM THREE
3.00m x 2.00m (9' 10" x 6' 7") having UPVC double glazed window to rear, two ceiling light points and radiator.

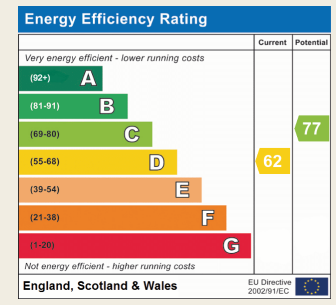
SHOWER ROOM
2.00m x 1.70m (6' 7" x 5' 7") having Karndean wood effect flooring, comprehensive ceramic wall tiling, white suite comprising contemporary circular wash hand basin, double shower cubicle with mains fed Mira shower unit and glazed splash screen and low level W.C., ceiling light point, UPVC opaque double glazed window to front and heated towel rail.

OUTSIDE
The property is set back from the road behind a tarmac driveway with block paved edging providing parking for up to three vehicles and a timber gate access to the side leading round to the rear. The true joy of this property is the superb rear garden having a lovely sandstone paved patio seating area with inset ornamental trees and corner raised flower beds leading to the shaped lawn having shaped bedding plant areas with block paved edging, further block paved seating area, timber decking, half height decorative fencing partitioning off the rear part of the garden having a further block paved area, hardstanding for good sized summer house and a concrete sectional garage now used as a storage shed. There are fenced boundaries, various lighting, power and water points for ease of maintenance.

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.