

9 Lichfield Road, Burntwood, Staffordshire, WS7 0HQ

Bill Tandy and Company

INDEPENDENT PROFESSIONAL ESTATE AGENTS

9 Lichfield Road, Burntwood, Staffordshire, WS7 0HQ

£240,000

Ideally located just moments walk from the Swan Island facilities, this traditional late Victorian semi detached home is offered with the benefit of no upward chain and vacant possession. Behind its deceptive frontage the generously sized accommodation extends to two reception rooms, good sized fitted kitchen together with a breakfast room and utility. The first floor has three bedrooms and a shower room. Ideal for a first time buyer or an investor purchaser the property has undoubted potential given its convenient setting and good standard of presentation. To fully appreciate the accommodation on offer an early viewing would be strongly recommended.



PLEASANT LIVING ROOM

3.62m x 3.31m (11' 11" x 10' 10") approached via a PVC composite entrance door with obscure glazed insert and having feature UPVC double glazed bow window to front, radiator and door to:

DINING ROOM

3.62m x 3.60m (11' 11" x 11' 10") having UPVC double glazed windows to rear and side, laminate flooring, double radiator, stairs leading off with useful under stairs storage cupboard and opening through to:

KITCHEN

4.26m x 2.30m (14' 0" x 7' 7") having pre-formed work surface space with base white gloss doored storage cupboards and drawers, matching wall mounted storage cupboards, one and a half bowl stainless steel sink unit with swan neck mixer tap, built-in electric oven and grill with four ring gas hob with extractor fan, metro style tiled splashbacks, feature herringbone lino flooring, space for fridge/freezer, plumbing for dishwasher, wall mounted Glow-worm combination gas central heating boiler, UPVC double glazed door and window to side, radiator and door to:

BREAKFAST ROOM

2.70m x 2.10m (8' 10" x 6' 11") having breakfast bar, radiator, UPVC obscure double glazed window, a continuation of the herringbone lino flooring and opening through to:

UTILITY ROOM

2.20m x 2.10m (7' 3" x 6' 11") having pre-formed work surface, single drainer sink unit with swan neck mixer tap, space and plumbing for washing machine and tumble dryer, UPVC double glazed window to rear and UPVC double glazed door to same.

FIRST FLOOR LANDING

having radiator, loft access hatch and doors leading off to further accommodation.



BEDROOM ONE

3.62m x 3.30m (11' 11" x 10' 10") having UPVC double glazed window to front and double radiator.

BEDROOM TWO

4.40m x 2.30m (14' 5" x 7' 7") having UPVC double glazed window to side and radiator.

BEDROOM THREE

2.70m x 2.40m (8' 10" x 7' 10") having UPVC double glazed window to rear and double radiator.

SHOWER ROOM

having a shower cubicle with glazed screen, aqua-panelling and thermostatic shower fitment with dual shower heads and extractor fan, vanity unit with inset enamel wash hand basin with mono bloc mixer tap and cupboard space beneath, close coupled W.C., wall mounted mirrored vanity cabinet, chrome heated towel rail/radiator, coving and tiled flooring.

OUTSIDE

The property is set back off the road with a stone chipped hard standing to the front. To the rear of the property is a low maintenance stone chipped garden with fenced perimeters and useful garden storage shed.



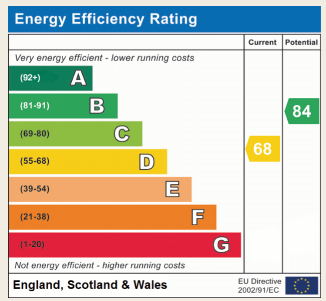




COUNCIL TAX
Band B.

FURTHER INFORMATION/SUPPLIES
Mains drainage, water, electricity and gas 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.

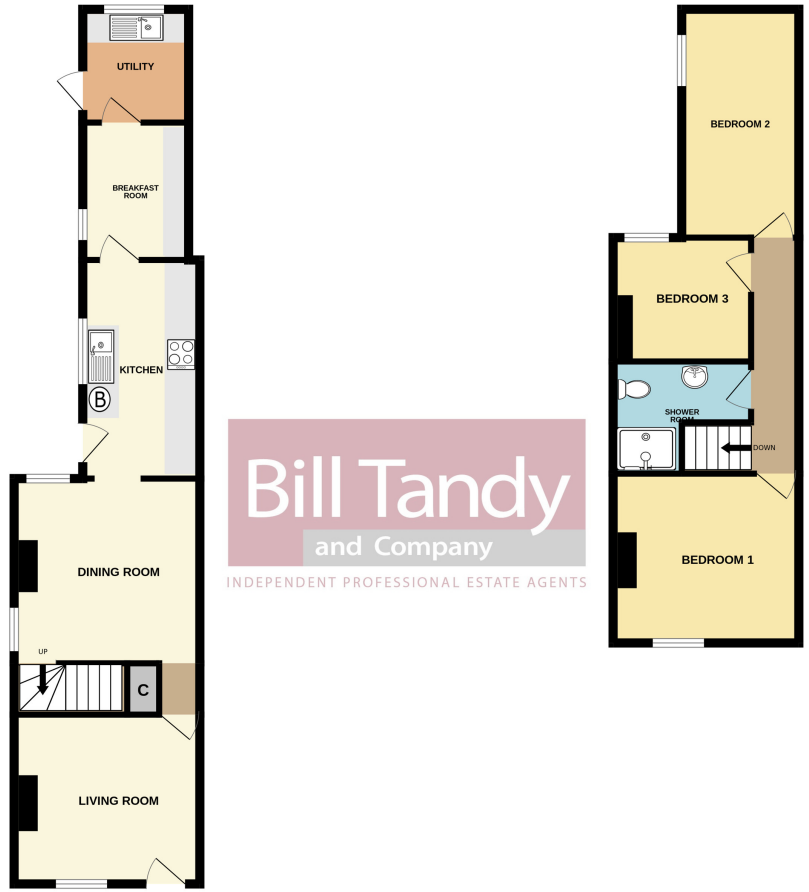
VIEWING
By arrangement with the Selling Agents, Bill Tandy and Company, 16 Cannock Road, Burntwood, Staffordshire, WS7 0BJ on 01543 670 055 or burntwood@billtandy.co.uk

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

1ST FLOOR



Bill Tandy and Company
INDEPENDENT PROFESSIONAL ESTATE AGENTS

9 LICHFIELD ROAD, BURNTWOOD WS7 0HQ

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.
Made with Metropix ©2026

16 Cannock Road, WS7 0BJ
burntwood@billtandy.co.uk
Tel: 01543 670 055

www.billtandy.co.uk

NAEA National Association of Estate Agents
The Property Ombudsman SALES

Bill Tandy and Company
INDEPENDENT PROFESSIONAL ESTATE AGENTS