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



GROUND FLOOR
746 sq.ft. (69.3 sq.m.) approx.

1ST FLOOR
424 sq.ft. (39.4 sq.m.) approx.

TOTAL FLOOR AREA : 1170 sq.ft. (108.7 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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17 Highfield Road, Burntwood, Staffordshire, WS7 9BS

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£250,000 Freehold

Bill Tandy and Company, Burntwood, are delighted to be offering to the market this fabulous opportunity to secure a superbly located three/four bedroom semi detached home perfect for first time buyers or young families. Occupying a superb position along Highfield Road which takes full advantage of the easy access to highly regarded local schools including Fulfen primary, local amenities at nearby Swan Island, Burntwood park and public transport links along the Cannock Road. The property itself does require modernisation, and has a superb frontage with block paved driveway suitable for at least eight vehicles, lawned foregarden nd enclosed rear garden. The accommodation briefly comprises porch, welcoming reception hall, through lounge/dining room, fitted kitchen, separate utility room, ground floor fourth bedroom/dining room, conservatory, three good sized first floor bedrooms and shower room. An early viewing is considered essential to fully appreciate the potential this property has to offer.



PORCH ENTRANCE
approached via a composite UPVC opaque double glazed front entrance door and having UPVC double glazed windows to front and side, wall light point, storage cupboard and UPVC front entrance door with UPVC opaque double glazed side panel leads to:

WELCOMING RECEPTION HALL
3.90m x 2.20m (12' 10" x 7' 3") having stairs to first floor with under stairs storage recess, ceiling light point, radiator, smoke detector and doors leading off to:

THROUGH LOUNGE/DINING ROOM
7.40m x 3.10m (24' 3" x 10' 2") having a focal point feature fireplace with raised marble effect hearth, wooden mantel and housing an electric fire with white pebble and flame effect, UPVC double glazed bow window to front, UPVC double glazed sliding doors opening into the conservatory, ceiling light point, four wall light points and two radiators.

UPVC DOUBLE GLAZED TIMBER CONSERVATORY
2.80m x 2.40m (9' 2" x 7' 10") being of timber frame construction and having polycarbonate roof, low level brick wall, power points, double glazed sliding doors leading out to the rear garden, ceiling/fan light, wall light point and two power points.

FITTED KITCHEN
3.40m x 2.50m (11' 2" x 8' 2") having tile effect flooring, modern wood effect base cupboards with complementary roll top work surface above, matching wall mounted cupboards, oven and grill with four burner gas hob above and overhead extractor, circular sink and drainer with mono mixer tap, tiled splashbacks, UPVC double glazed window to rear, ceiling light point and an internal opaque glazed door opens to:



UTILITY ROOM
3.60m x 2.40m (11' 10" x 7' 10") having tile effect flooring, roll top work surface with cupboard below, one and a half bowl sink and drainer with tiled splashbacks, space and plumbing for white goods, space for free-standing fridge/freezer, wall mounted cupboard, Glow-worm combination boiler and UPVC opaque double glazed door opening to the rear patio and UPVC double glazed window to side.

GROUND FLOOR BEDROOM FOUR/DINING ROOM
4.90m x 2.40m (16' 1" x 7' 10") having UPVC double glazed window to front, two ceiling light points, radiator and cupboards housing the meters.

FIRST FLOOR LANDING
having UPVC double glazed window to side, storage cupboard and loft access hatch leading to a part boarded loft space with light. Doors lead off to further accommodation.

BEDROOM ONE
4.00m x 3.10m (13' 1" x 10' 2") having UPVC double glazed window to front, ceiling light point and radiator.

BEDROOM TWO
3.40m x 2.70m (11' 2" x 8' 10") having UPVC double glazed window to rear, ceiling light point and radiator.







BEDROOM THREE
3.10m x 2.20m (10' 2" x 7' 3") having UPVC double glazed window to front, ceiling light point and radiator.

SHOWER ROOM
2.60m x 1.70m (8' 6" x 5' 7") having modern suite comprising corner shower cubicle with glazed sliding entrance door and electric shower fitment, vanity unit with inset wash hand basin with high gloss cupboards below and aqua-board splashback and W.C. with hidden cistern, two UPVC opaque double glazed windows to rear and side, two ceiling light points and radiator.

OUTSIDE
The property is set back behind a vast block paved driveway providing parking for at least eight vehicles, and lawned foregarden with a conifer tree boundary for privacy. To the rear of the property is an enclosed garden with block paved patio area with steps down to the mainly laid to lawn garden having conifer tree boundaries for privacy, small area of bedding plants, decorative circular paved area and fenced boundaries.

COUNCIL TAX
Band C.

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