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26 Rowan Grove, Burntwood, Staffordshire, WS7 4RL
Bill Tandy
and Company
INDEPENDENT PROFESSIONAL ESTATE AGENTS

26 Rowan Grove, Burntwood, Staffordshire, WS7 4RL

£230,000

A well presented, and surprisingly spacious three bedroom semi detached property. Boasting a fabulous corner position at the head of the cul de sac, the property commands an imposing position, and is able to take full advantage of the convenient location allowing easy access to highly regarded local schools, excellent access to local transport links and is within walking distance of the ever-popular Sankeys Corner and all the lifestyle and shopping amenities it offers. The property is situated on a widening corner plot with parking for multiple vehicles along with a detached single garage, and having an enclosed rear garden. The accommodation briefly comprises entrance hall, lounge, kitchen, separate laundry room, guests W.C., three first floor bedrooms and a shower room. An early viewing of this property is considered essential to fully appreciate the accommodation on offer.



ENTRANCE HALL
approached via a UPVC opaque double glazed front entrance door and having radiator, ceiling light point, stairs to first floor and meter cupboard.

LOUNGE
5.50m x 3.10m (18' 1" x 10' 2") having UPVC double glazed windows to front and side flooding the room with light, two radiators, four wall light points and door to kitchen.

KITCHEN
4.10m x 3.20m (13' 5" x 10' 6") having tiled flooring, range of wooden Shaker style base cupboards and drawers with complementary work surface above, matching wall mounted cupboards, one and a half bowl sink and drainer, five burner gas hob with overhead extractor and oven below, spaces and plumbing for white goods, understairs cupboard presently used as a pantry, corner mounted combination boiler, recessed downlights, UPVC double glazed window to rear, radiator and door to a:

LAUNDRY AREA
2.00m x 1.60m (6' 7" x 5' 3") having a continuation of the tiled flooring, power points and ventilation for white goods, UPVC double glazed door out to the rear garden with double glazed window to side, radiator and ceiling light point. Door to:

GUESTS CLOAKROOM
1.60m x 0.90m (5' 3" x 2' 11") having a continuation of the tiled flooring, aqua-boarding to walls, ceiling light point, pedestal wash hand basin and low level W.C.

FIRST FLOOR LANDING
having loft access hatch with pulldown ladder leading to partially boarded loft with light, storage cupboard, ceiling light point, radiator and doors to further accommodation.



BEDROOM ONE
4.10m x 3.10m (13' 5" x 10' 2") having UPVC double glazed window to front, over stairs storage cupboard, ceiling light point and radiator.

BEDROOM TWO
3.20m x 2.00m (10' 6" x 6' 7") having UPVC double glazed window to rear, ceiling light point and radiator.

BEDROOM THREE
3.20m x 2.00m (10' 6" x 6' 7") having UPVC double glazed window to rear, ceiling light point and radiator.

SHOWER ROOM
having modern tile effect lino flooring, comprehensive tiled walls, white suite comprising pedestal wash hand basin, low level W.C. and large shower cubicle with glazed sliding door entrance and mains plumbed dual-head shower fitment, UPVC opaque double glazed window to side, ceiling light point and radiator.







OUTSIDE

The property has a corner cul-de-sac position with a widening plot, and is set back from the road with a driveway with a small right of access for the neighbouring property and providing private parking for at least two vehicles. There is a lawned foregarden and double gates leading to a small hardstanding area to the side, detached single garage.and bedding plant border. To the rear is a paved patio area, space for good sized timber shed, space for lawn, hardstanding ideal for a greenhouse, hedged boundary giving good privacy and outside power points.

DETACHED SINGLE GARAGE

5.40m x 3.10m (17' 9" x 10' 2") of timber construction with polycarbonate roof and has an electric up and over entrance door and UPVC courtesy door to the rear garden.

COUNCIL TAX

Band B.

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

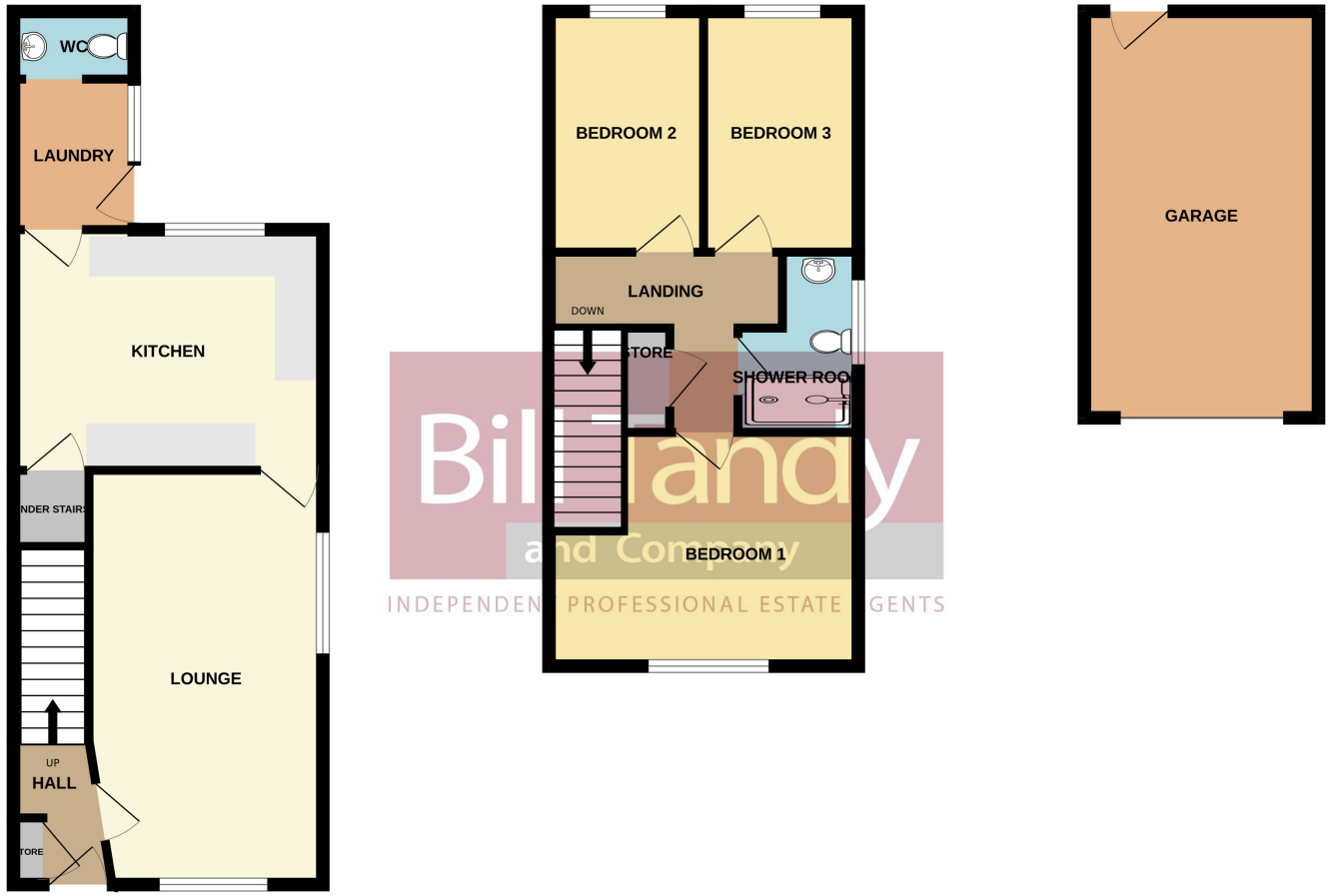
Whilst we endeavour to make our sales details accurate, if there is any point which is of importance to you, please contact the office, particularly if travelling some distance to view the property. Likewise the mention of any appliance and/or services does not imply that they are in full and efficient 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
434 sq.ft. (40.3 sq.m.) approx.

1ST FLOOR
384 sq.ft. (35.6 sq.m.) approx.

OUTSIDE
180 sq.ft. (16.7 sq.m.) approx.



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TOTAL FLOOR AREA : 998 sq.ft. (92.7 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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NAEA National Association of Estate Agents
The Property Ombudsman SALES

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