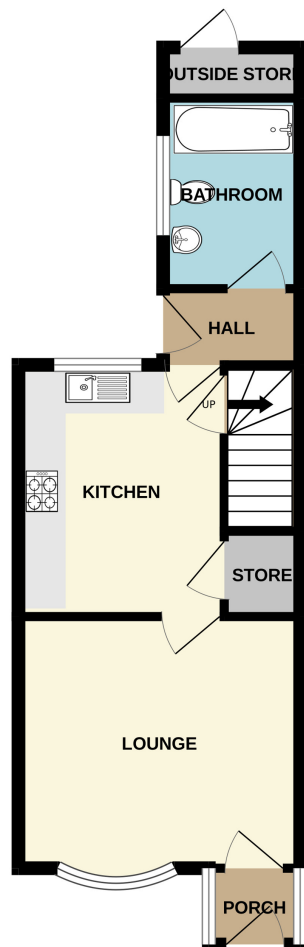
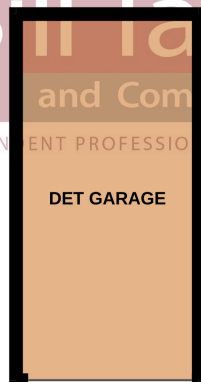
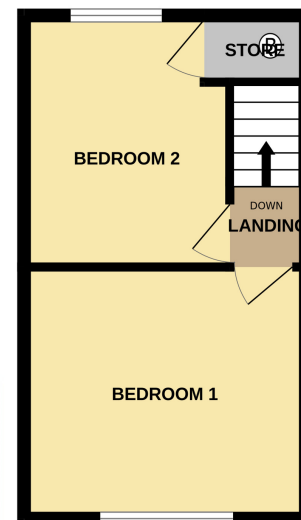




GROUND FLOOR
483 sq.ft. (44.8 sq.m.) approx.



1ST FLOOR
263 sq.ft. (24.4 sq.m.) approx.



TOTAL FLOOR AREA : 745 sq.ft. (69.2 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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105 Princess Street, Burntwood,
Staffordshire, WS7 1JN

£170,000 Freehold
OIRO

Bill Tandy & Co in Burntwood are delighted to offer to the market this ready to move into two bedroom mid terraced family home. Having undergone a comprehensive cosmetic refurbishment by the current owner, the property is beautifully presented throughout and is ideal for first-time buyers, investors, or those looking to downsize. Princess Street is a popular residential road in the heart of Burntwood, offering easy access to local amenities at Sankey's Corner, together with excellent public transport links nearby. The accommodation comprises a porch entrance, lounge, breakfast kitchen, ground floor bathroom and two good sized double bedrooms to the first floor. Externally, the property benefits from parking and a detached garage to the rear, together with an enclosed rear garden. Early viewing is considered essential to fully appreciate the accommodation on offer.



PORCH ENTRANCE
Entered via a UPVC double glazed front entrance door with UPVC double glazed windows to three sides set upon a half-height brick wall. Having a wall light point and contemporary flooring, with an opaque double-glazed entrance door leading into the property.

LIVING ROOM
3.6m x 3.3m (11' 10" x 10' 10")
Having a feature fireplace with marble effect hearth and surround, wooden mantel and electric coal-effect fire. UPVC double-glazed window to the front elevation, ceiling light point, radiator and glazed internal door leading through to the breakfast kitchen.

BREAKFAST KITCHEN
3.3m x 2.7m (10' 10" x 8' 10")
A modern fitted kitchen comprising high-gloss base units with matching wall mounted cupboards and complementary roll top work surfaces. Incorporating an inset sink and drainer with swan neck mixer tap, induction hob with extractor canopy over, and eye level oven and grill. There is space and plumbing for under counter white goods, together with space for a freestanding fridge freezer. The kitchen further benefits from contemporary brick effect tiled splashbacks, ceiling light point, smoke detector, radiator and UPVC double-glazed window overlooking the rear garden. Access is provided to the useful under stairs storage cupboard, currently utilised as a pantry, with an internal door leading through to the rear hallway

REAR HALLWAY
Having an opaque UPVC double glazed door giving access to the rear garden and an internal door leading into the ground floor bathroom.



BATHROOM
2.5m x 1.7m (8' 2" x 5' 7")
Fitted with a contemporary white suite comprising pedestal wash hand basin, low level back to wall WC and panelled bath with glazed shower screen. A mains fed dual head shower fitment with rainfall shower attachment is fitted over the bath. Having modern tile effect flooring, contemporary wall tiling to the bath and shower area, opaque UPVC double glazed window to the side elevation, ceiling light point, radiator and extractor fan.

FIRST FLOOR LANDING
Having ceiling light point, smoke detector, loft access via hatch and doors leading to further accommodation.

BEDROOM ONE
3.6m x 3.3m (11' 10" x 10' 10")
Having a UPVC double glazed window to the front elevation, ceiling light point, radiator and useful recesses to either side of the chimney breast, ideal for wardrobes or hanging storage.



BEDROOM TWO
3.2m x 2.7m (10' 6" x 8' 10")
Having a UPVC double glazed window to the rear elevation, ceiling light point, radiator and useful storage cupboard housing the combination boiler.

FRONT GARDEN
The property is set back from the road behind a courtyard style frontage with low level boundary walls. Side access leads through to the rear of the property, passing the neighbouring property and providing vehicular access to the rear parking area and garage.

REAR GARDEN
To the rear is a paved area providing excellent parking space, situated in front of the detached single garage, which benefits from an up and over entrance door. A block paved pathway leads to a timber gate providing access to the enclosed rear garden, which is predominantly laid to lawn. A paved patio area runs along the side of the garden, while a charming timber pergola positioned midway up the garden creates an attractive additional seating and entertaining area.



COUNCIL TAX
Band A
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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)		
A		
(81-91)		
B		
(69-80)		
C		
(55-68)		
D		
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

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.