



Vaughan Way,
Burntwood , WS7 0AH

Offers in the Region Of £200,000

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Welcome to Vaughan Way, a fantastic opportunity to acquire a nearly new property situated on a sought after estate in Burntwood.

An internal inspection reveals a welcoming entrance with guest W/C, spacious open plan kitchen, dining and living space. two double bedrooms and a modern shower room.

Outside is a pleasant rear garden and to the fore is off road parking.

Nearby amenities include highly regarded schools, local shops and easily accessible transport links.

CALL NOW TO VIEW!!!





Agent's Note:

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract.
Came on the market:

Property Specification

HIGHLY SOUGHT AFTER LOCATION
NO ONWARD CHAIN
SPACIOUS OPEN PLAN LAYOUT
TWO DOUBLE BEDROOMS
BATHROOM & GUEST W/C

Hall

WC

Kitchen Living Space 6.63m (21'9") x 3.82m (12'6")

Landing

Bedroom 1 3.46m (11'4") x 2.58m (8'6")

Bedroom 2 3.83m (12'7") x 2.51m (8'3") plus 0.26m (0'10") x 0.26m (0'10")

Bathroom

Viewer's Note:

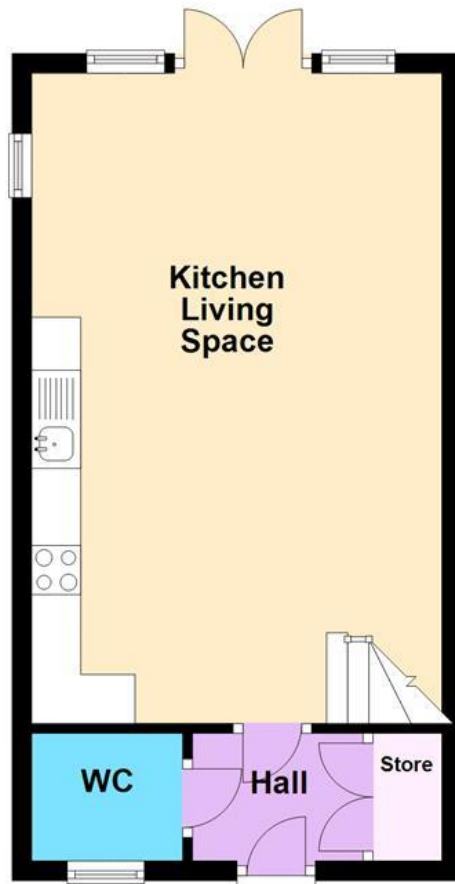
Services connected: Gas, Electric, Water, Drainage
Council tax band: B
Tenure: Freehold

Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only

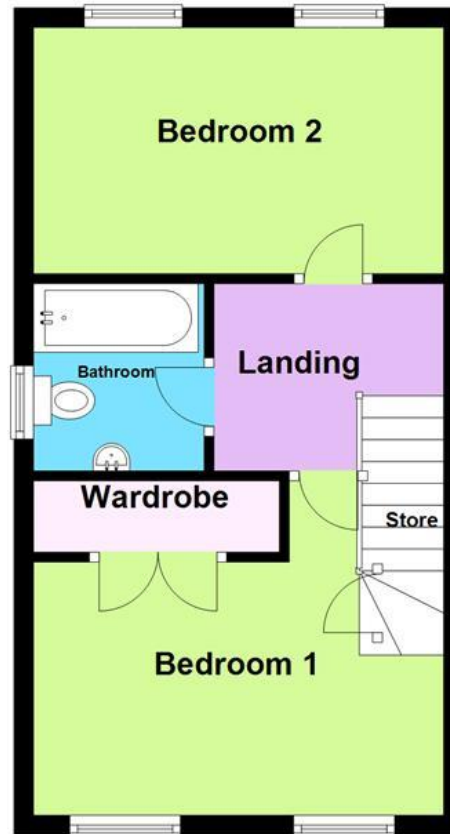
Ground Floor

Approx. 31.5 sq. metres (339.2 sq. feet)



First Floor

Approx. 32.7 sq. metres (352.0 sq. feet)



Total area: approx. 64.2 sq. metres (691.2 sq. feet)

Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		98 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Map Location

