



Birch Avenue,
Burntwood, WS7 4TQ

Offers in the Region Of £220,000

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NO ONWARD CHAIN Welcome to Birch Avenue, an immaculately presented and meticulously finished two bedroom semi detached property situated in the sought after Burntwood area.

An internal inspection reveals a welcoming entrance hall, spacious living room, beautiful modern kitchen with space for appliances and completing the ground floor is the versatile sitting room/potential bedroom three.

Stairs lead to first floor where the property boasts two double bedrooms and a stunning modern shower room.

Outside features a large back garden, useful side garden and to the fore is ample space for parking.

Nearby amenities include a handful of shops, easily accessible transport links and highly regarded schools. Perfect for a first time purchase or investment Birch Avenue is not one to be missed!!!

CALL NOW TO VIEW!!!





Property Specification

NO ONWARD CHAIN
TWO/THREE BEDROOMS
LARGE RECEPTION ROOM
BEAUTIFUL MODERN KITCHEN
ENTRANCE HALL

Hall

Living Room 5.33m (17'6") x 3.47m (11'5")

Kitchen 3.48m (11'5") x 2.90m (9'6")

Dining Room 3.64m (11'11") x 3.15m (10'4")

Landing

Bedroom 1 4.46m (14'8") x 4.15m (13'7")

Bedroom 2 4.46m (14'8") x 3.49m (11'5")

Bathroom 2.20m (7'3") x 2.02m (6'8")

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:

Viewer's Note:

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

Floor Plan

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



Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Map Location

