



Birch Avenue,  
Burntwood, WS7 4TQ

Offers in the Region Of £155,000

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**\*NO CHAIN\*** Welcome to Birch Avenue, an excellent opportunity to acquire this three bedroom family home in a desirable part of Burntwood.

An internal inspection reveals an inviting entrance hall, spacious lounge diner, separate snug room and completing the ground floor is the kitchen.

Stairs lead to the first floor where the property boasts three generous bedrooms, a family bathroom and guest W/C.

Outside this home occupies a sizeable plot and has fantastic potential to improve (STPP). To the fore is on street parking.

Nearby amenities include easily accessible transport links, local schools and a handful of local shops.

Offered for sale with **NO ONWARD CHAIN** this superb property would make a perfect family home, first time purchase or investment.

**CALL NOW TO VIEW!!!**





## Property Specification

SPACIOUS LOUNGE DINER  
ADDITIONAL SITTING ROOM  
KITCHEN  
THREE BEDROOMS  
BATHROOM

### Hallway

Lounge Diner 19' 3" x 9' 8" (5.88m x 2.95m)

Kitchen 9' 0" x 6' 2" (2.74m x 1.88m)

Dining Room 11' 0" x 9' 11" (3.35m x 3.01m)

### Landing

Bedroom One 11' 0" x 10' 6" (3.36m x 3.20m)

Bedroom Two 10' 9" x 10' 1" (3.28m x 3.08m)

Bedroom Three 9' 1" x 7' 9" (2.78m x 2.36m)

### Bathroom

### Agent's Note:

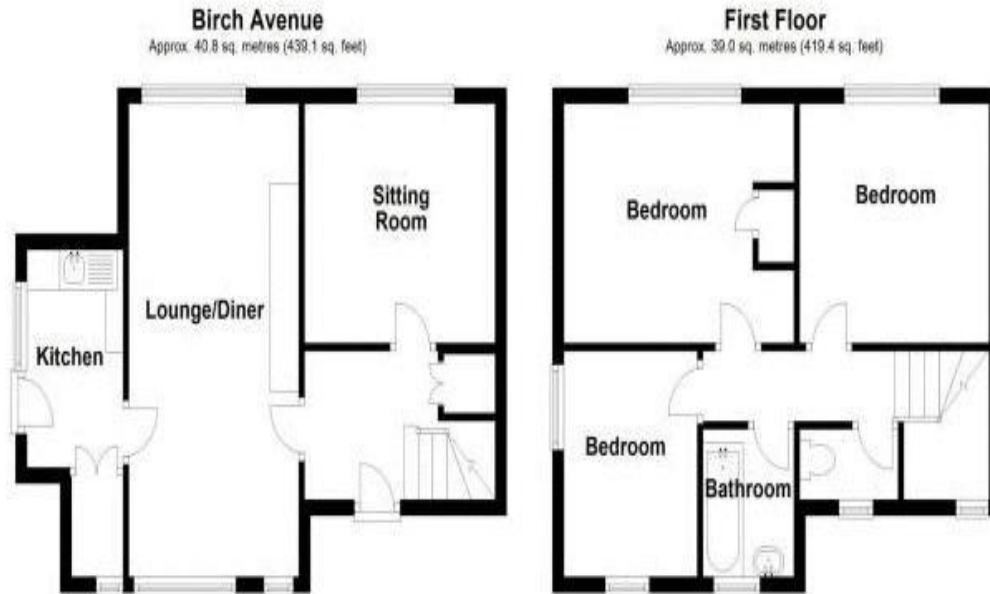
Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or 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: B  
Tenure: Freehold

# Floor Plan

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



Total area: approx. 79.8 sq. metres (858.6 sq. feet)

## Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

## Map Location

