



Birch Avenue,
Burntwood, WS7 4TQ

Offers in the Region Of £200,000

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NO CHAIN Welcome to Birch Avenue, a fantastic family home situated in the sought after Burntwood area and offered for sale with NO ONWARD CHAIN.

Internally you will find a generous size living room, with feature fireplace perfect for a log burner, a well proportioned kitchen diner, recently refitted with a tasteful modern design. The ground floor also has a side passage with a useful utility space and door into the garden.

Stairs lead to the first floor where the property boasts three spacious bedrooms and a well equipped family bathroom.

Outside is a pleasant, privately enclosed rear garden, the perfect space for any growing family and to the fore is a multi vehicle driveway.

Nearby amenities include a handful of shops, transport links and sought after Primary and Secondary Schools within walking distance.

CALL NOW TO VIEW!!!





Property Specification

Hallway

Living Room 17' 5" x 9' 0" (5.31m x 2.75m)

Kitchen Diner 19' 0" x 10' 5" (5.78m x 3.17m)

Utility

Landing

Bedroom One 13' 3" x 9' 0" (4.03m x 2.75m)

Bedroom Two 9' 9" x 10' 6" (2.98m x 3.19m)

Bedroom Three 7' 3" x 10' 10" (2.22m x 3.31m)

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:

Services connected: Gas, Electric, Water, Drainage
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		88 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Map Location

