



Birch Terrace,
Burntwood, WS7 2HJ

Offers in the Region Of £400,000

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Welcome to Birch Terrace, a beautiful detached cottage occupying a generous plot size in the popular Burntwood area.

Being surrounded by greenery and near to Gentleshaw common this wonderful family home boasts incredible potential with five generous bedrooms, two well proportioned reception rooms and a large kitchen.

There are a host of characterful features such as as parquet flooring throughout the majority of the ground floor along with two log burners in the lounge and snug room.

Outside the gated garden space is perfect for any growing family and also has a garage/workshop that could also be converted (STPP).

You have plenty of off road parking and easy access to local shops, transport links and well regarded schools. This really is a property that has to be viewed to be fully appreciated!!!





Property Specification

SOUGHT AFTER LOCATION
FIVE BEDROOMS
TWO RECEPTION ROOMS
CHARACTER FEATURES THROUGHOUT
GENEROUS PLOT SIZE

Hallway

Guest W/C

Lounge 20' 6" x 11' 7" (6.25m x 3.53m)

Dining Room 10' 8" x 10' 9" (3.25m x 3.28m)

Kitchen Diner 20' 6" x 16' 4" (6.25m x 4.98m)

Landing

Bedroom One 11' 6" x 11' 2" (3.51m x 3.40m)

Bedroom Two 10' 8" x 11' 4" (3.25m x 3.45m)

Bedroom Three 11' 7" x 9' 2" (3.53m x 2.79m)

Bedroom Four 12' 1" x 9' 3" (3.68m x 2.82m)

Bedroom Five 9' 3" x 6' 6" (2.82m x 1.98m)

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:

Identity Verification Fee - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. The initial checks are carried out on our behalf by Lifetime Legal. A non-refundable administration fee of £40 + VAT (£48 including VAT) applies which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us issuing a memorandum of sale, directly to Lifetime Legal, and is non-refundable.

Viewer's Note:

Council tax band: C
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		
69-80	C		80 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

Map Location

