



Buckley Way,  
Burntwood, WS7 3AJ

Offers in the Region Of £225,000



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\*CORNER POSITION\* \*IDEAL FIRST TIME PURCHASE\*

Welcome to Buckley Way, a superbly presented two bedroom property situated on the ever popular 'Chasewater' development in Burntwood.

Internally this fantastic home features an inviting entrance hall, spacious living room, open plan style kitchen diner, guest W/C and also useful ground floor storage.

Stairs lead to the first floor where the property boasts two generous bedrooms with plenty of storage and also a modern family bathroom.

Outside is a larger than normal rear garden offering scope for further improvement (STPP) and to the fore is a multi vehicle tandem driveway.

Nearby amenities include a handful of useful shops, easily accessible transport links and highly regarded schools.

You also have Chasewater Nature Reserve, a pleasant place for exercise or for those with pets.

CALL NOW TO VIEW!!!







## Property Specification

SOUGHT AFTER LOCATION  
CORNER POSITION  
TWO BEDROOMS  
LARGER GARDEN THAN STANDARD  
TANDEM MULTI VEHICLE DRIVEWAY

### Hall

Living Room 4.26m (14') x 3.57m (11'9")

Kitchen/Diner 3.72m (12'2") x 3.11m (10'2")

WC 1.81m (5'11") x 0.66m (2'2")

### Landing

Bedroom 1 3.86m (12'8") x 3.43m (11'3") plus  
0.29m (0'11") x 0.29m (0'11")

Bedroom 2 3.65m (12') x 2.60m (8'6") plus 0.29m  
(0'11") x 0.29m (0'11")

Bathroom 2.38m (7'10") x 1.91m (6'3") plus 0.29m  
(0'11") x 0.29m (0'11")

### 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:

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

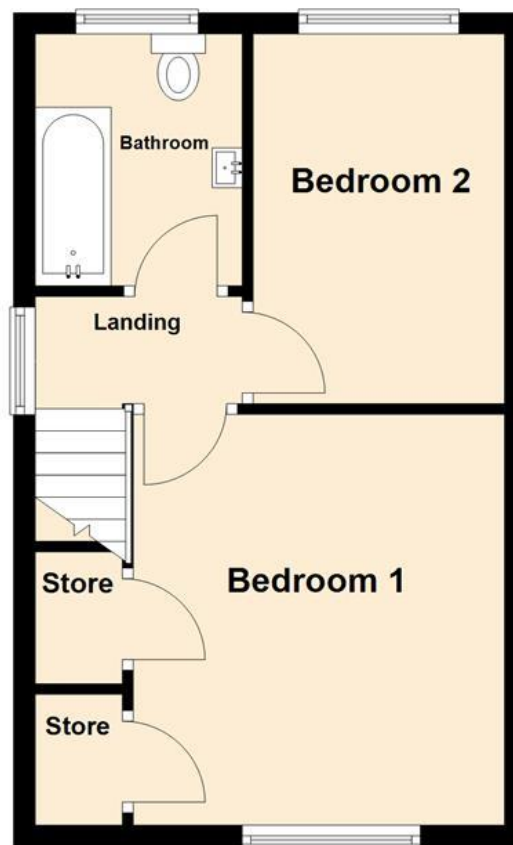
# Floor Plan

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

## Ground Floor



## First Floor



## Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		97 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## Map Location

