



Grange Road,  
Burntwood, WS7 4TP

Offers in the Region Of £210,000

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**\*AMAZING FIRST TIME PURCHASE\*** Welcome to Grange Road, a superbly presented and tastefully decorated property situated in the sought after Burntwood area.

Internally this lovely home has a welcoming entrance hall, kitchen area, spacious lounge diner, three generously proportioned bedrooms and also a modern family bathroom.

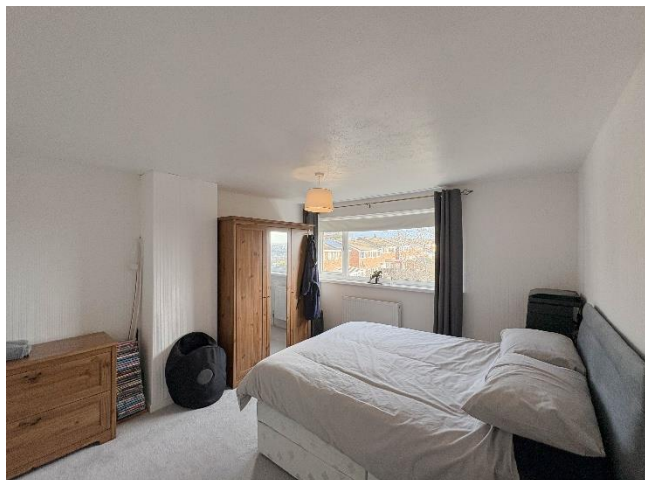
Externally you have a charming low maintenance rear garden with a recently refreshed decking area and to the fore is a gravelled multi vehicle driveway and access to a single garage.

Nearby amenities include a selection of well regarded schools including Ridgeway Primary and Erasmus Darwin Academy.

You also have easily accessible transport links being just a short drive from the M6 Toll Road and the A5.

A variety of local supermarkets, doctors surgery and leisure facilities are also close by.

**CALL NOW TO VIEW!!**





## Property Specification

FANTASTIC FIRST TIME BUY OR INVESTMENT  
GREAT LOCATION  
CLOSE TO SCHOOLS  
WELL DECORATED THROUGHOUT  
NEW DRIVEWAY

### Hall

Kitchen 6' 3" x 8' 8" (1.91m x 2.65m)

Lounge Diner 17' 11" x 12' 9" (5.46m x 3.88m)

### Landing

Bedroom One 11' 1" x 12' 1" (3.38m x 3.68m)

Bedroom Two 11' 1" x 9' 8" (3.38m x 2.95m)

Bedroom Three 5' 10" x 8' 7" (1.78m x 2.61m)

### 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:

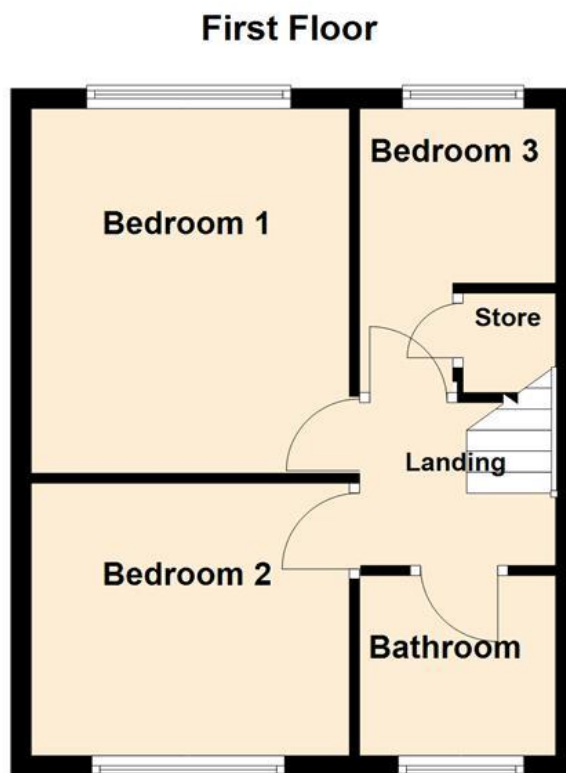
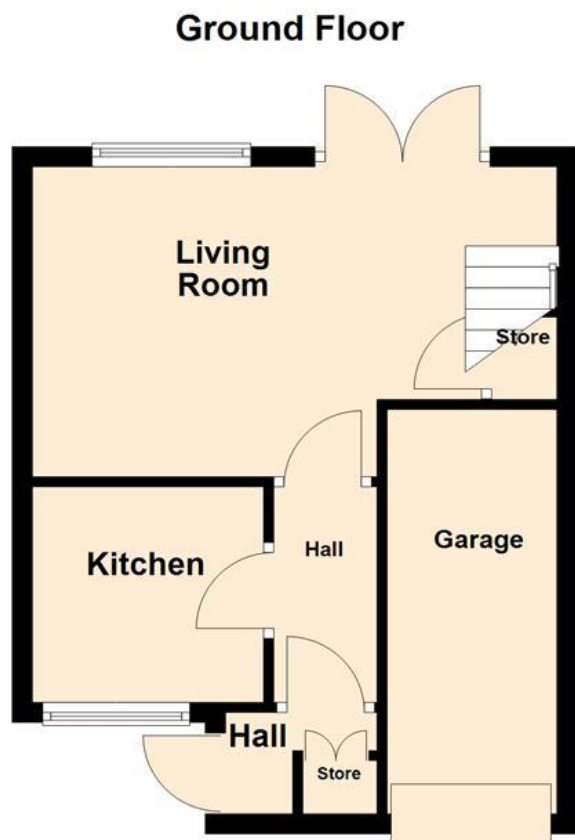
**Identity Verification Fee** - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. 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:

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*



## Energy Efficiency Rating

**New  
Instruction  
Awaiting  
E.P.C.**

## Map Location

