



Dewsbury Drive,

Burntwood, Staffordshire, WS7 0EX



**Dewsbury Drive,
Burntwood, Staffordshire, WS7 0EX
£232,500 Freehold**

**** NO UPWARD CHAIN ** 360 VIRTUAL TOUR AVAILABLE ** COLOURED FLOOR PLAN AVAILABLE ****
Newton Fallowell are delighted to offer this fantastic opportunity. This three bedroom family home situated in a much sought after location of Burntwood in brief comprises of lounge, second reception room, fitted kitchen, family bathroom, en-suite bathroom, garage and is offered with no upward chain. Outside there is a driveway and a rear garden. Call now to arrange your viewing!



Property Information

Semi Detached Dormer Bungalow Family Home - The property comprises in brief of three bedrooms, living room, second reception room, fitted kitchen, family bathroom, en suite bathroom, garage, gas central heating and double glazing. Outside there is a driveway to the front and rear garden. For more information please give us a call!

Measurements - For room measurements please refer to the floor plans.

Viewings - Please contact Newton Fallowell Lichfield. Appointment only.

General Information - Planning Permission & Building Regulations: It is the responsibility of Purchasers to verify if any planning permission and building regulations were obtained and adhered to for any works carried out to the property.

Services - All mains services are connected to the property. However, it is advised that you confirm this at point of offer.

Other Services - Newton Fallowell - Are pleased to offer the following services:-

Residential Lettings - If you are considering renting a property or letting your property, please contact us for further information

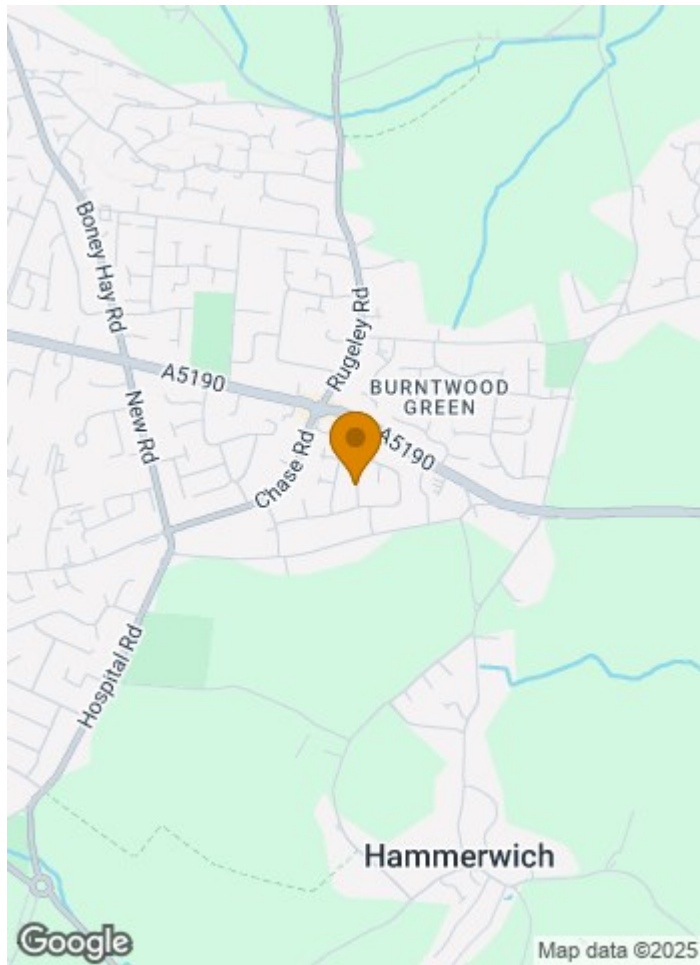
Mortgages - If you would like advice on the best mortgages available, please contact us for further information.

Want To Sell Your Property - Call Newton Fallowell Lichfield to arrange your FREE no obligation market appraisal.

Disclaimer - These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.


Draft Details - PLEASE NOTE THESE ARE DRAFT DETAILS AWAITING THE VENDORS APPROVAL AND CANNOT BE RELIED ON TO BE WHOLLY ACCURATE.









Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	62	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

COUNCIL TAX INFORMATION:

Local Authority:
Council Tax Band: D

AGENTS NOTE:

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Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. For more information simply speak to someone in our branch today. We can refer you on to the Mortgage Advice Bureau for help with finance. We may receive a fee of £200, if you take out a mortgage through them. If you require a solicitor to handle your purchase we can refer you. We may receive a fee of £300 if you use their services

Anti-Money Laundering Regulations: Intending purchasers will be required to verify their identification via Lifetime Legal at a cost of £60 Inc. VAT at the offer stage. We would ask for your co-operation in order that there will be no delay



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Floor 0



Floor 1

Approximate total area⁽¹⁾
871.55 ft²
Reduced headroom
3.12 ft²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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