



Two Oaks Avenue,
Burntwood, WS7 1FP
£219,950



****IMMACULATE FAMILY HOME **** NEWTON FALLOWELL are delighted to offer this beautiful, three bedroom terraced family home, situated in a much sought after location of Burntwood. The property has undergone a renovation by the current owner and should be seen in person to truly appreciate. The property in brief consists of three bedrooms, lounge, kitchen, family bathroom, well maintained garden and large driveway to the front. The property is situated in a cul-de-sac, within close proximity to local schools. Viewing is highly recommended!

360 virtual tour and floorplans available

Property Details

EPC Rating D

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:-

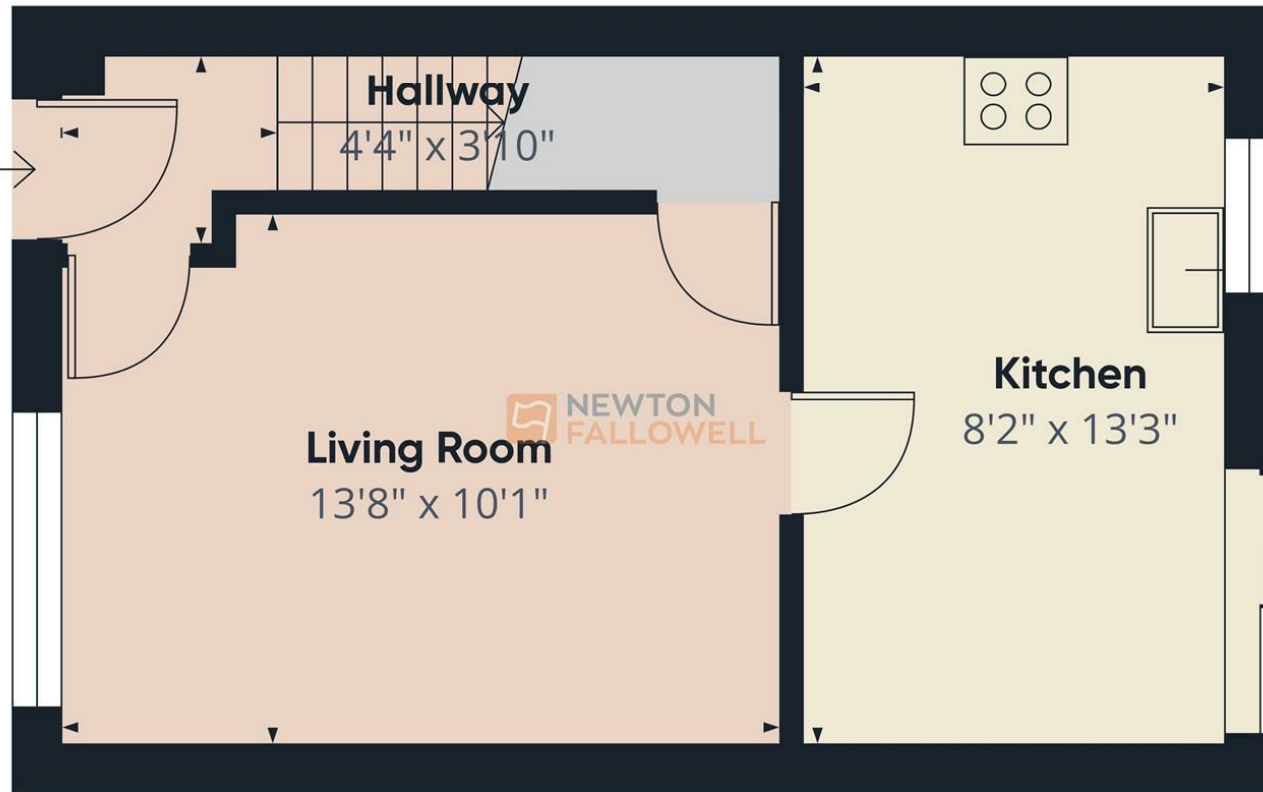
Residential Lettings – If you are considering renting a property or letting your property, please contact us for further information

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.



Approximate total area[®]
297.95 ft²

(1) Excluding balconies and terraces

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

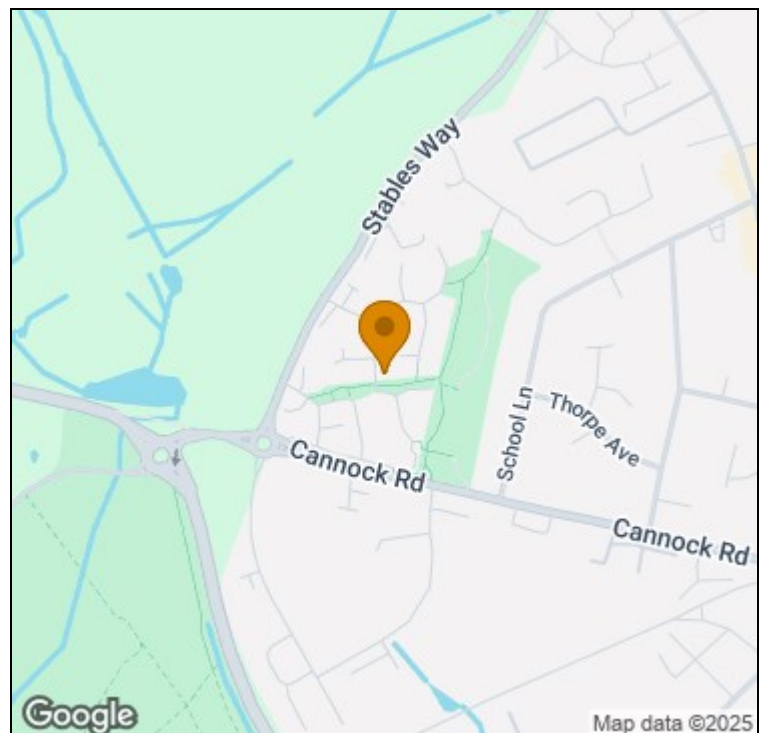
Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360

Floor 0

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

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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