



Oak Lane,  
Burntwood, WS7 2HD

Offers in the Region Of £210,000

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NO CHAIN!

A truly fantastic opportunity to acquire a much loved family home occupying a lovely corner position with the added benefit of NO ONWARD CHAIN.

Internally the property comprises a welcoming entrance hall, well proportioned kitchen, guest W/C, large family size living room and also a garden room.

Stairs lead to the first floor where you have three generous bedrooms and a shower room.

Outside is a rear garden, fore garden and space for parking.

Nearby amenities include a handful of shops, easily accessible transport links and also well regarded local schools.







## Property Specification

NO CHAIN  
PERFECT INVESTMENT OR FIRST TIME PURCHASE  
THREE BEDROOMS  
LARGE LOUNGE  
CORNER PLOT

### Hall

Lounge/Diner 6.63m (21'9") x 3.53m (11'7")

Kitchen 4.21m (13'10") max x 2.99m (9'10")

### WC

### Garden Room

### Landing

Bedroom 1 3.67m (12') x 3.33m (10'11")

Bedroom 2 3.53m (11'7") x 3.39m (11'1")

Bedroom 3 3.39m (11'1") x 2.99m (9'10") max

### 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.

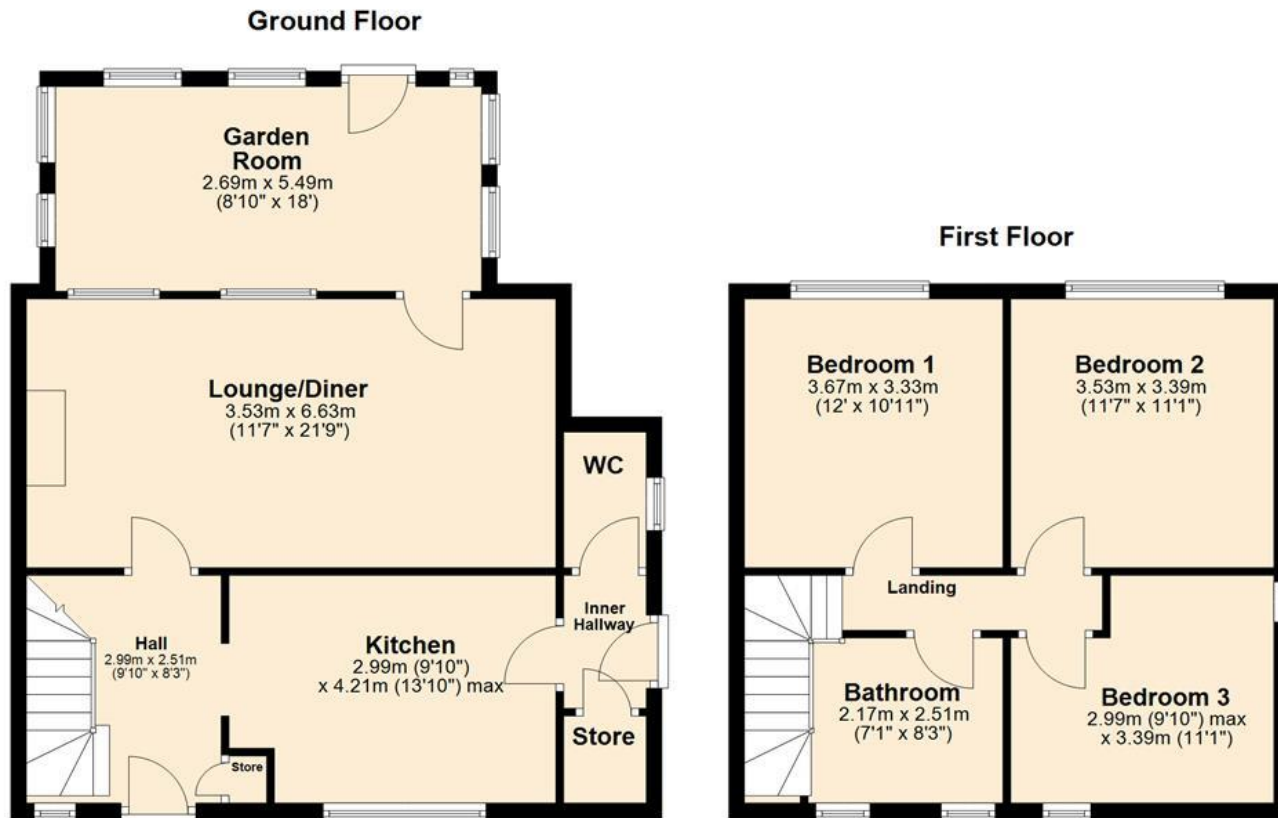
**Identity Verification Fee** - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract.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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

## Map Location

