



Boney Hay Road,
Burntwood, WS7 9AN

Offers in the Region Of £220,000

Burntwood

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Situated within a quaint and peaceful cul-de-sac in Burntwood, this attractive two bedroom semi-detached property offers an excellent opportunity for first-time buyers, downsizers or investors alike.

The accommodation briefly comprises a welcoming living room, a fitted kitchen, two well-proportioned bedrooms and a family bathroom. Externally, the property benefits from a private driveway providing off-road parking, a garage and a generous rear garden, offering plenty of outdoor space for entertaining, relaxing or family use.

The property is conveniently located close to a range of local schools, shops and transport links, making it a practical choice for those looking for both a quiet residential setting and easy access to everyday amenities.

Offered for sale with no onward chain, this property represents an excellent opportunity for a first-time purchase or investment, and early viewing is highly recommended.







Property Specification

NO CHAIN
SOUGHT AFTER LOCATION
TWO BEDROOMS
LOVELY REAR GARDEN
DRIVEWAY & GARAGE

Hall 2.00m (6'7") x 0.59m (1'11")

Living Room 4.32m (14'2") x 3.28m (10'9") max

Kitchen/Diner 3.97m (13') x 2.64m (8'8")

Landing 2.00m (6'7") x 1.87m (6'2")

Bedroom 1 3.97m (13') x 3.00m (9'10")

Bedroom 2 3.20m (10'6") x 2.09m (6'10")

Bathroom 2.16m (7'1") x 1.89m (6'2")

Garage 4.12m (13'6") x 2.25m (7'5")

Viewer's Note:

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

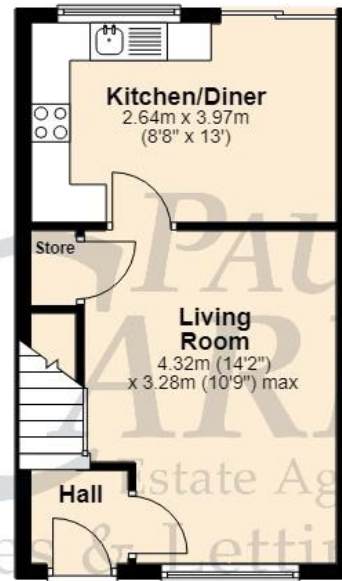
Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or 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.

Floor Plan

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

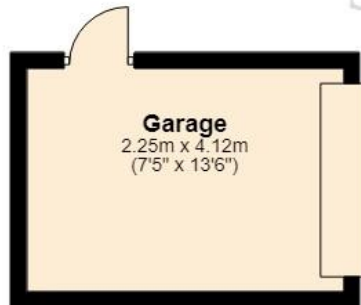
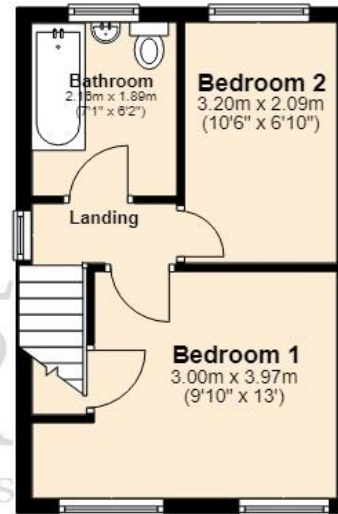
Ground Floor

Approx. 37.6 sq. metres (404.5 sq. feet)



First Floor

Approx. 25.1 sq. metres (270.4 sq. feet)



Total area: approx. 62.7 sq. metres (675.0 sq. feet)

Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Map Location

