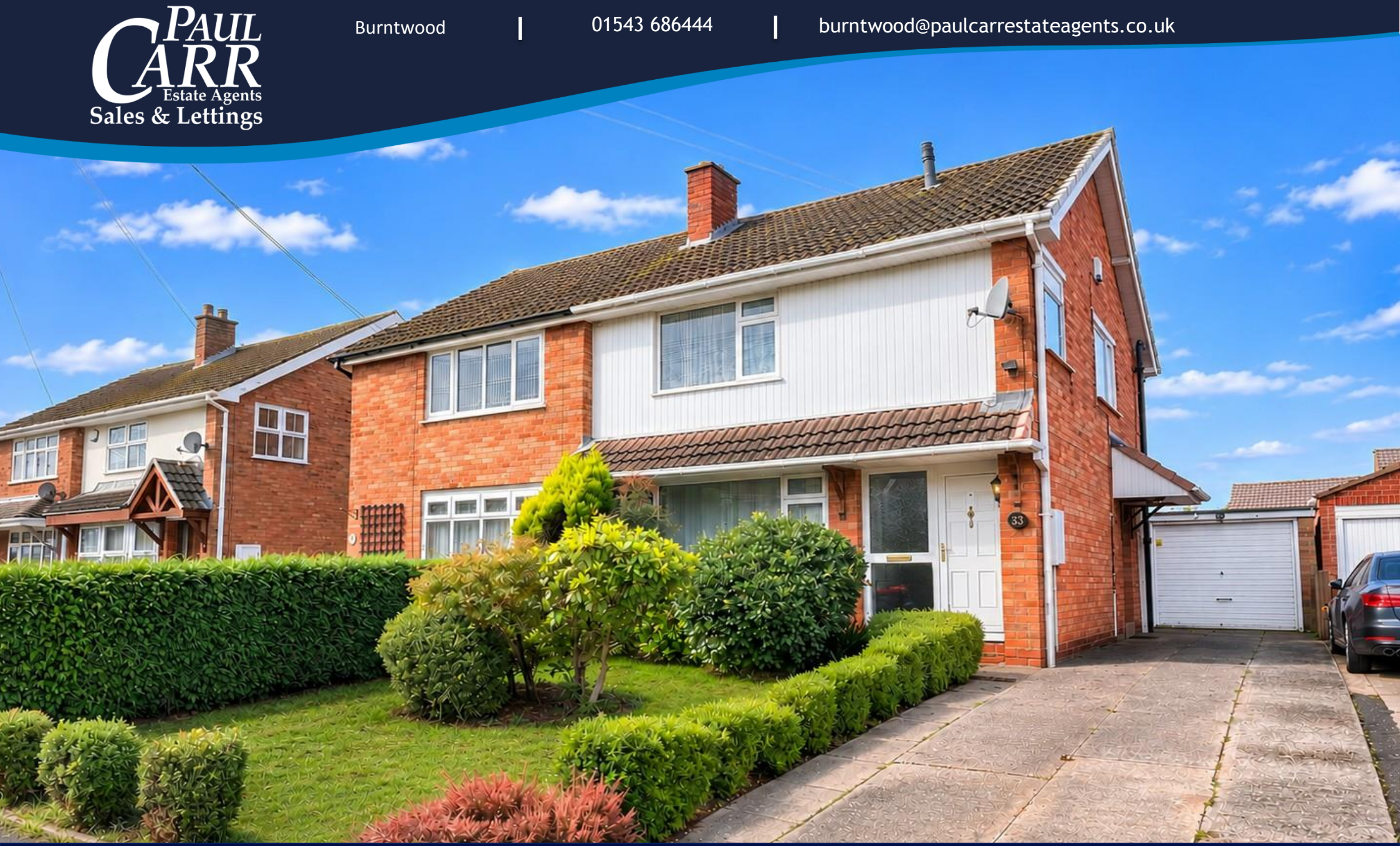
PAUL CARR Estate Agents Sales & Lettings

Burntwood | 01543 686444 | burntwood@paulcarrestateagents.co.uk



Nailers Drive, Burntwood, WS7 0ER

Offers in the Region Of £260,000

Offers in the Region Of £260,000

3 *1* *1*

Situated on the popular Nailers Drive in Burntwood, this attractive home offers an excellent opportunity for first-time buyers looking to get onto the property ladder. The accommodation briefly comprises a welcoming entrance hall, spacious lounge, separate dining room and kitchen to the ground floor.

To the first floor, there are three bedrooms, together with a family bathroom accessed via the central landing.

Externally, the property benefits from a rear garden, providing an ideal space for outdoor relaxation and entertaining, together with a garage situated to the rear. The property also enjoys a convenient location close to a range of local amenities, including shops, schools and transport links, making it ideally positioned for day-to-day living.

Offered for sale with NO ONWARD CHAIN, this property represents a fantastic opportunity and we would highly recommend an early viewing to fully appreciate what is on offer.

































Property Specification

POPULAR NAILERS DRIVE LOCATION
THREE BEDROOMS
SPACIOUS LOUNGE
SEPARATE DINING ROOM
REAR GARDEN

Hallway

Living Room 10' 11" x 14' 8" (3.34m x 4.46m)

Dining Room 8' 10" x 7' 10" (2.69m x 2.40m)

Kitchen 8' 4" x 8' 7" (2.54m x 2.62m)

Landing

Bedroom One 10' 2" x 10' 8" (3.09m x 3.25m)

Bedroom Two 10' 2" x 10' 10" (3.10m x 3.31m)

Bedroom Three 7' 11" x 8' 2" (2.41m x 2.48m)

Bathroom

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 £47.50 + VAT (£57 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:

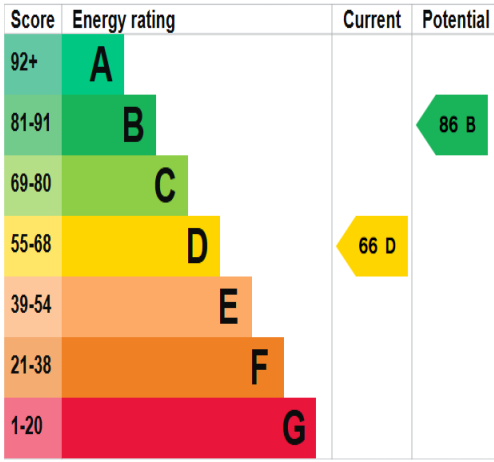
Services connected: Gas, Electric, Water, Drainage
Council tax band: B
Tenure: Freehold

Floor Plan

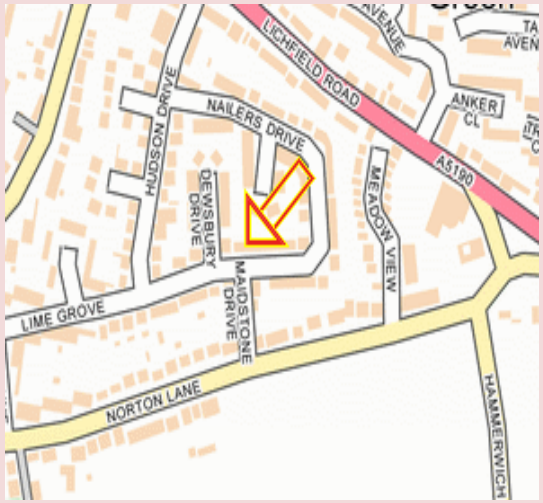
This floor plan is not drawn to scale and is for illustration purposes only



Energy Efficiency Rating



Map Location



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rightmove.co.uk
The UK's number one property website
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