



Knight Road, Burntwood, WS7 1PX

Offers In The Region Of £250,000

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****NO CHAIN*** Welcome to Knight Road, a three bedroom semi detached property situated on the popular 'Holly Grove' estate in Burntwood and offered for sale with the rare benefit of NO ONWARD CHAIN. Internally you have an inviting entrance hall, family living room, kitchen diner, three bedrooms, bathroom and a useful utility and garage area. Outside is a pleasant privately enclosed rear garden and to the fore is a multi-vehicle driveway, Amenities nearby include a handful of shops, easily accessible transport links and schools within walking distance. This really is a fantastic family home, first time purchase or investment opportunity for those looking! CALL NOW TO VIEW!!!*





Property Specification

NO CHAIN
PERFECT FIRST TIME PURCHASE
GREAT LOCATION
CLOSE TO SCHOOLS, SHOPS AND TRANSPORT LINKS
THREE BEDROOMS

Hall 2.97m (9'9") x 0.99m (3'3")

Living Room 3.96m (13') x 2.99m (9'10")

Kitchen/Diner 4.44m (14'7") x 3.13m (10'3")

Garage 5.09m (16'8") x 2.41m (7'11")

Utility Room 2.33m (7'8") x 2.29m (7'6")

Landing 2.98m (9'9") x 1.87m (6'2")

Bedroom 1 3.88m (12'9") x 2.58m (8'6")

Bedroom 2 2.65m (8'8") x 2.52m (8'3")

Bedroom 3 2.50m (8'2") x 1.80m (5'11")

Bathroom 1.87m (6'2") x 1.79m (5'10")

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. 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 £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.

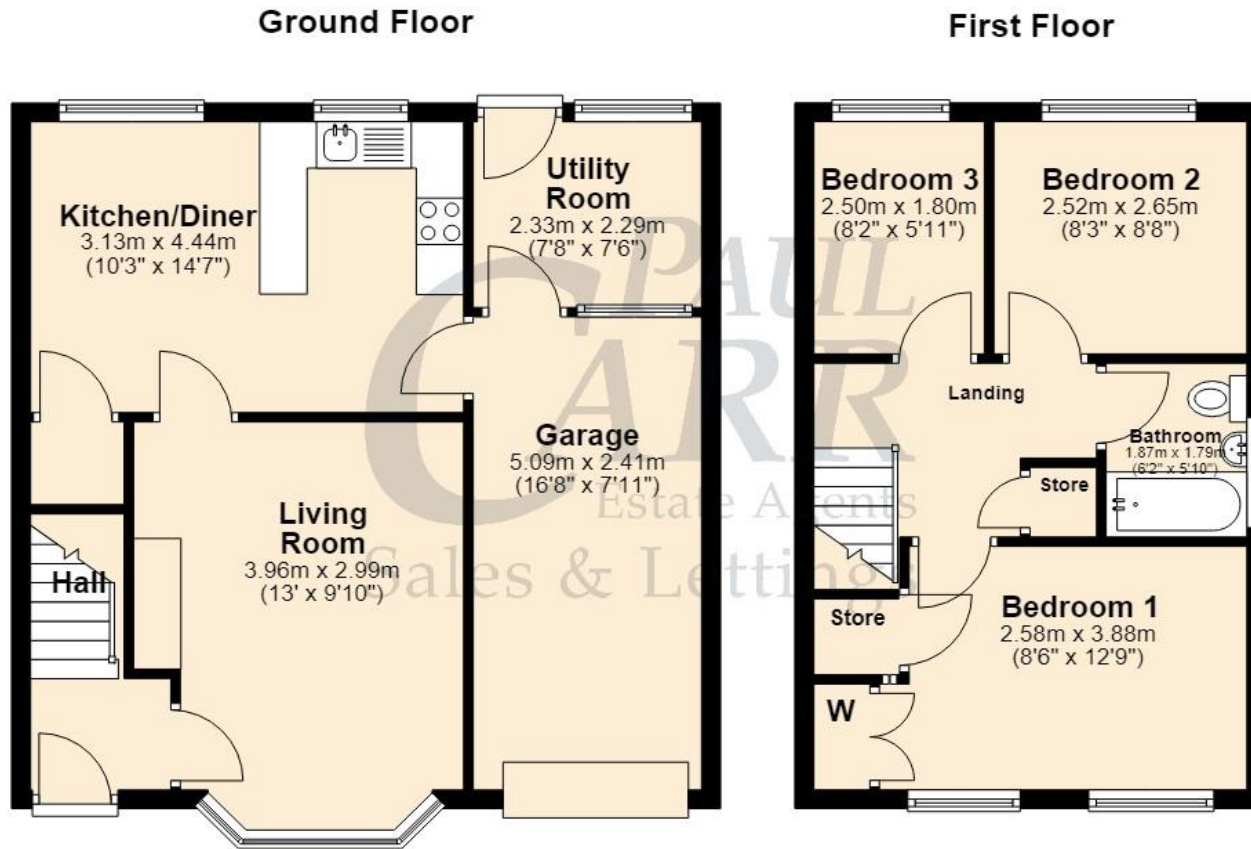
Viewer's Note:

Services connected: Mains Gas, Electric and Sewerage
Council tax band: B
Tenure: Freehold



Floor Plan

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



Total area: approx. 83.5 sq. metres (898.6 sq. feet)

Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Map Location

