



Lance Drive,
Burntwood, WS7 1FA

Offers in the Region Of £270,000

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2



2



NO CHAIN

Welcome to Lance Drive, a beautifully presented three bedroom semi detached property situated in the popular Burntwood area and offered for sale with NO ONWARD CHAIN.

The property comprises a welcoming entrance hall, spacious living room, beautiful open plan kitchen diner, perfect for entertaining friends and family. The ground floor also features a conservatory and guest W/C. Stairs lead to the first floor where you have three bedrooms and a family bathroom.

Outside is well proportioned rear garden with plenty of room for any growing family or keen gardener to enjoy. To the fore is a recently gravelled multi vehicle driveway.

Nearby amenities include a handful of shops, easily accessible transport links as well as highly regarded schools within walking distance.

CALL NOW TO VIEW!!!!





Property Specification



NO CHAIN
SOUGHT AFTER LOCATION
EXTENDED KITCHEN
THREE BEDROOMS
PERFECT FIRST TIME PURCHASE

Hall 2.00m (6'7") x 0.67m (2'2")

Living Room 4.11m (13'6") x 3.04m (10') max

Kitchen/Diner 7.01m (23') x 5.92m (19'5")

WC 1.19m (3'11") x 1.11m (3'8")

Conservatory 4.26m (14') x 3.18m (10'5")

Landing 2.74m (9') max x 1.93m (6'4")

Bedroom 1 4.52m (14'10") x 2.62m (8'7")

Bedroom 2 2.74m (9') x 2.68m (8'10")

Bedroom 3 2.74m (9') x 1.74m (5'9")

Bathroom 2.08m (6'10") x 1.76m (5'9")

Viewer's Note:

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

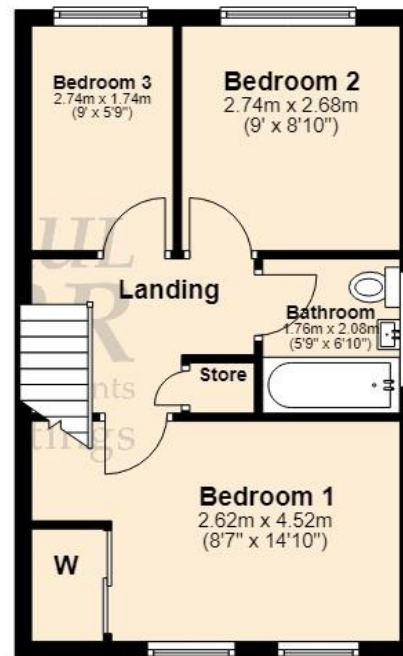
Floor Plan

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

Ground Floor



First Floor



Energy Efficiency Rating

New
Instruction
Awaiting
E.P.C.

Map Location

