



Rochester Avenue, Burntwood, WS7 2EN

Offers in The Region Of £300,000

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Situated in the popular Burntwood area, this well-proportioned home offers versatile accommodation arranged over two floors, making it an ideal choice for families, first-time buyers or those looking for additional living space. The ground floor features a welcoming entrance hall, leading into a spacious lounge and a separate kitchen/diner, providing an excellent space for both everyday family life and entertaining. There is also a useful utility room, fitted storage cupboard, WC and a versatile reception room/optional fourth bedroom, offering flexibility to suit the occupier's needs. To the first floor are three well-proportioned bedrooms, together with a family bathroom and landing area. The property is ideally positioned close to a range of local schools, shops and everyday amenities, whilst excellent transport links provide convenient access to surrounding areas. At the rear is a pleasant privately enclosed garden and to the fore is a multi vehicle driveway. There are also a number of parks, recreational facilities and open green spaces nearby, making this an appealing location for families and those who enjoy outdoor space.





## Property Specification

### Entrance Hall

Office/Additional Reception Room 15' 3" x 8' 0"  
(4.65m x 2.45m)

Living Room 19' 10" x 11' 4" (6.04m x 3.46m)

Dining Area 7' 0" x 9' 9" (2.14m x 2.97m)

Kitchen 10' 2" x 8' 4" (3.10m x 2.54m)

### Utility Room

### Landing

Bedroom One 11' 0" x 11' 5" (3.35m x 3.48m)

Bedroom Two 8' 6" x 11' 6" (2.59m x 3.51m)

Bedroom Three 8' 1" x 8' 2" (2.46m x 2.50m)

Bathroom 5' 9" x 8' 0" (1.75m x 2.44m)

### 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: C  
Tenure: Freehold

# Floor Plan

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



## Energy Efficiency Rating

**New  
Instruction  
Awaiting  
E.P.C.**

## Map Location

