PAUL CARR Estate Agents Sales & Lettings

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



Shakespeare Road, Burntwood, WS7 2LW

Offers in the Region Of £270,000

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Situated within a quaint cul-de-sac location in Burntwood, this spacious three-bedroom property offers generously proportioned accommodation throughout, making it an ideal home for families and those seeking comfortable living in a convenient location.

The property briefly comprises a welcoming entrance, a particularly spacious lounge/diner providing an excellent space for both relaxing and entertaining, a fitted kitchen and a separate utility room. Further benefits include a useful garage/storage room, offering additional versatility and storage space. To the first floor are three generous bedrooms, all offering comfortable accommodation, together with a modern shower room.

Externally, the property enjoys a beautifully landscaped rear garden, providing an attractive outdoor space to enjoy, whilst to the front is a block-paved driveway offering off-road parking.

Conveniently positioned within close proximity to a range of local schools, shops and everyday amenities, the property also benefits from excellent transport links, providing easy access to surrounding towns and neighbouring areas.

An excellent opportunity to acquire a spacious family home in a desirable and convenient residential setting.





























Property Specification

SPACIOUS THREE-BEDROOM PROPERTY
QUIET CUL-DE-SAC LOCATION IN BURNTWOOD
LARGE LOUNGE/DINER
FITTED KITCHEN
SEPARATE UTILITY ROOM

Porch 2.21m (7'3") x 1.49m (4'11")

Hallway 3.28m (10'9") x 2.31m (7'7")

Lounge Diner 7.09m (23'3") x 3.08m (10'1")

Kitchen 3.91m (12'10") x 3.09m (10'2")

Utility 2.94m (9'8") x 2.80m (9'2")

Storage/Garage 4.98m (16'4") x 2.80m (9'2")

Landing 3.12m (10'3") x 1.93m (6'4")

Bedroom 1 4.07m (13'4") x 3.17m (10'5")

Bedroom 2 4.07m (13'4") x 3.05m (10')

Bedroom 3 2.71m (8'11") x 2.39m (7'10") max

Bathroom 2.67m (8'9") x 1.75m (5'9")

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.

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:

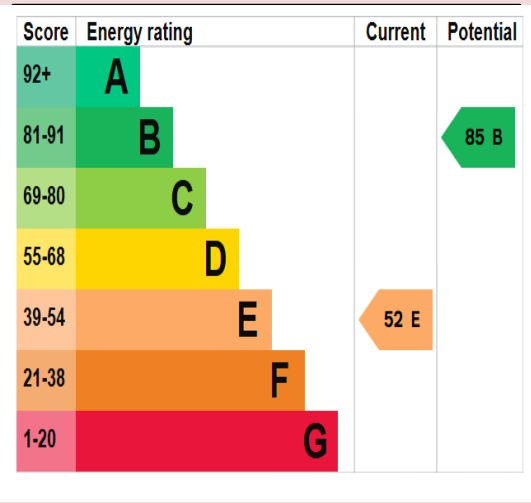
Services connected: Gas, Electric, Water, Drainage
Council tax band: B
Tenure: Freehold

Floor Plan

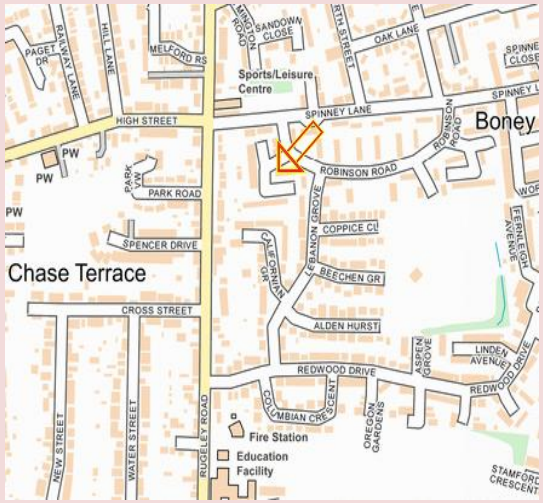
This floor plan is not drawn to scale and is for illustration purposes only



Energy Efficiency Rating



Map Location



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