



Rowan Grove, Burntwood, WS7 4RL

Offers In the Region Of £255,000

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Welcome to Rowan Grove, tucked away in a quiet cul-de-sac location lies this well presented three bedroom property that has been well maintained and considerably upgraded by its current owners. Internally this wonderful property features an inviting porch, welcoming entrance hall, modern highly specified kitchen with down lights and plenty of storage. The ground floor also has a large family living room, versatile conservatory/dining area and also a useful side passage for access and additional storage. Stairs lead to the first floor where the property boasts three generous bedrooms with ample storage space and also a modern family shower room with walk in shower. Outside the garden has been fully landscaped for a low maintenance and perfectly useable entertainment space for time with family and friends. To the fore is a multi vehicle driveway providing plenty of off road parking. Nearby amenities include a handful of shops, highly regarded schools and also transport links all within walking distance. **CALL NOW TO VIEW!!!**





Property Specification

SOUGHT AFTER LOCATION
THREE BEDROOMS
TWO RECEPTION ROOMS
FINISHED TO A HIGH STANDARD THROUGHOUT
LANDSCAPED GARDEN

Porch

Hall

Kitchen 3.95m (13') x 3.04m (10')

Living Room 4.89m (16'1") x 4.60m (15'1")

Conservatory

Side Passage 6.06m (19'11") x 2.07m (6'9")

Landing

Bedroom 1 3.93m (12'11") x 3.67m (12') plus 0.79m (2'7") x 0.79m (2'7")

Bedroom 2 4.01m (13'2") x 2.60m (8'6") plus 0.79m (2'7") x 0.79m (2'7")

Bedroom 3 4.01m (13'2") max x 2.00m (6'7") plus 0.79m (2'7") x 0.79m (2'7")

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.

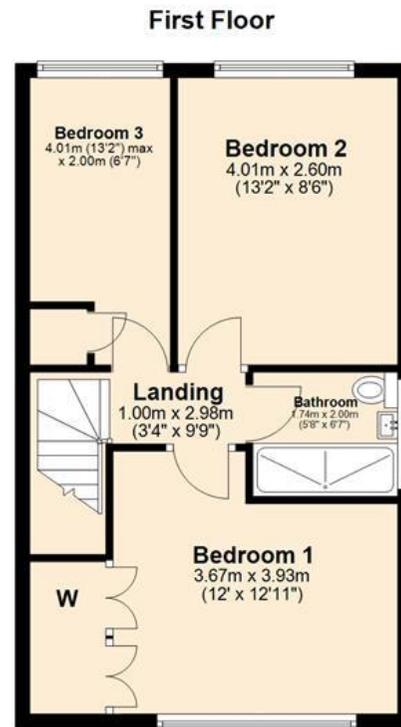
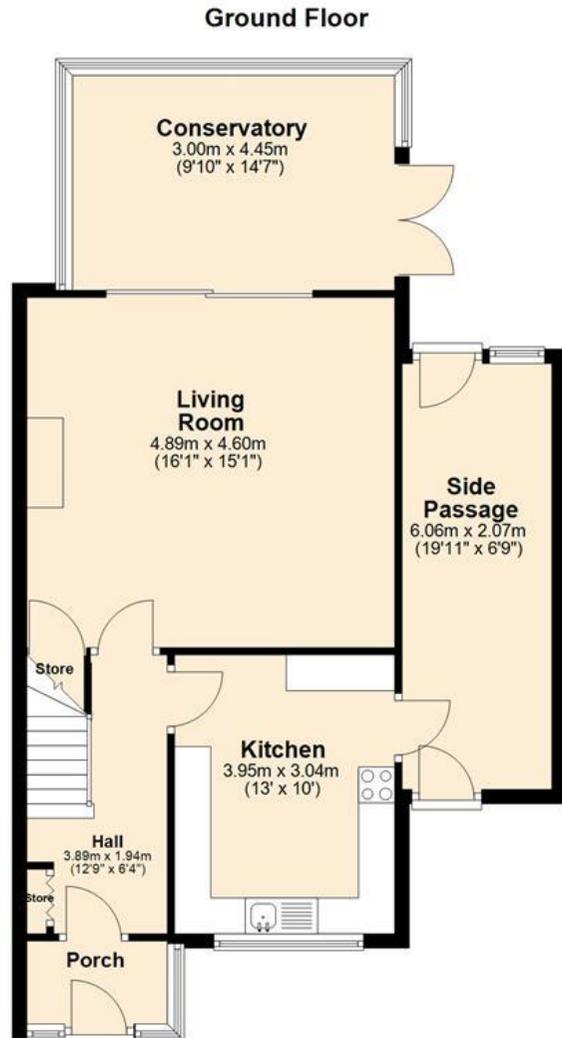
Viewer's Note:

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



Energy Efficiency Rating

New
Instruction
Awaiting
E.P.C.

Map Location

