



St. Matthews Road,
Burntwood, WS7 9DR

Offers in the Region Of £240,000

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NO CHAIN

Welcome to St. Matthews Road, a charming two bedroom property benefitting from a modern interior with stunning countryside views to the rear. Internally this lovely home features a welcoming entrance porch, hallway, spacious but cosy living room, modern kitchen diner, useful side passage for storage and completing the property is two generous bedrooms and a family bathroom.

Outside is really where this home stands out from the crowd as you have a wonderful rear garden overlooking fields that are perfect for those with pets or a growing family. To the fore is a block paved driveway providing ample off road parking.

Nearby amenities include a handful of shops, easily accessible transport links as well as well regarded schools such as Fulfen Primary School.

You are around a 15 minute drive to Lichfield City Centre offering train lines to Birmingham, London and surrounding cities.

CALL NOW TO VIEW!!









Property Specification

HIGHLY SOUGHT AFTER LOCATION
BEAUTIFUL COUNTRYSIDE VIEWS
TWO DOUBLE BEDROOMS
KITCHEN DINER
LOVELY LIVING AREA

Porch 1.96m (6'5") x 1.03m (3'5")

Hall 2.95m (9'8") max x 1.82m (6')

Living Room 3.86m (12'8") x 3.24m (10'8")

Kitchen/Diner 5.16m (16'11") x 2.98m (9'9")

Side Passage 7.08m (23'3") x 1.44m (4'9")

Landing 5.72m (18'9") x 0.77m (2'6")

Bedroom 1 3.86m (12'8") x 3.26m (10'8")

Bedroom 2 4.08m (13'5") x 3.32m (10'11")

Bathroom 2.39m (7'10") x 1.82m (6')

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.

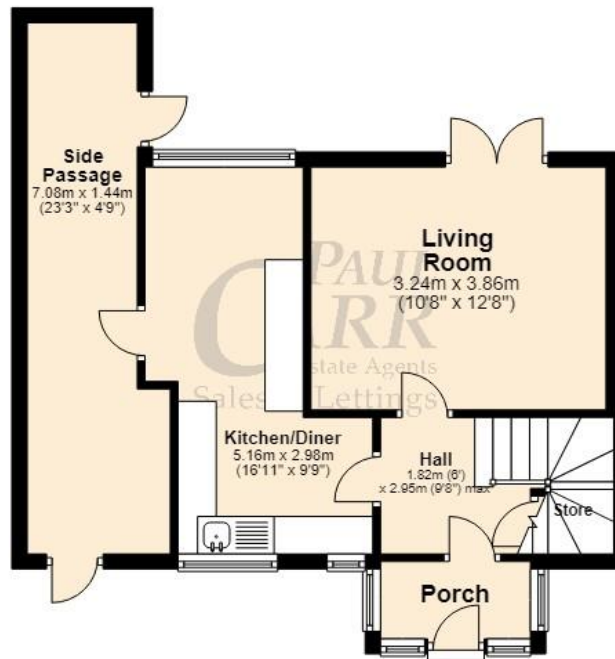
Viewer's Note:

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

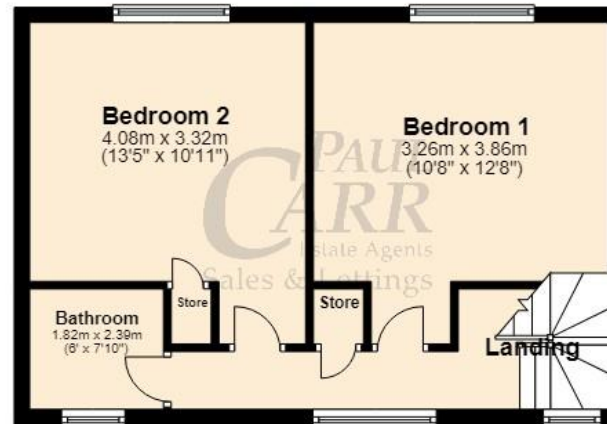
Floor Plan

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

Ground Floor



First Floor



Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Map Location

