



Darwin Close,
Burntwood, WS7 9HP

Offers in the Region Of £250,000

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WELCOME TO DARWIN CLOSE, BURNTWOOD...

Paul Carr Estate Agents are delighted to present this fantastic renovation opportunity, offering endless potential in one of Burntwood's most sought-after residential locations. Whether you're a first-time buyer looking to put your own stamp on a home, an investor, or a family searching for a property to transform, this is an opportunity not to be missed. Perfectly positioned within walking distance of highly regarded schools, local shops, and a range of everyday amenities, properties in this desirable cul-de-sac rarely become available at such an attractive price point. Step inside and you'll find a spacious entrance hallway leading through to a generous living room, ideally positioned at the rear of the property with views over the garden. The ground floor also offers a well-proportioned kitchen, a versatile additional reception room that could serve as a dining room, sitting room or ground floor bedroom, along with a convenient family bathroom.

Upstairs, the property features two exceptionally spacious double bedrooms, each stretching from the front to the rear of the home, together with an airing cupboard.

A particular highlight is the extensive eaves storage, offering excellent potential for conversion or extension (subject to the necessary consents), allowing buyers to further enhance and maximise the living accommodation. With its generous proportions, flexible layout, and outstanding scope for improvement, Darwin Close presents a rare chance to create a truly special home in a prime Burntwood location. Early viewing is highly recommended to appreciate the potential on offer. Contact Paul Carr Estate Agents today to arrange your viewing.





Property Specification

NO ONWARD CHAIN
FANTASTIC RENOVATION OPPORTUNITY
SOUGHT AFTER RESIDENTIAL ESTATE
SPACIOUS AND VERSATILE ACCOMMODATION
ADDITIONAL RECEPTION ROOM/ DOWNSTAIRS BEDROOM

Entrance Hall

Living Room 16' 9" x 9' 1" (5.10m x 2.77m)

Kitchen 16' 9" x 12' 6" (5.10m x 3.80m)

Bathroom

Landing

Bedroom One 16' 5" x 11' 10" (5.00m x 3.60m)

Bedroom Two 18' 1" x 9' 6" (5.50m x 2.90m)

Bedroom Three 12' 2" x 9' 2" (3.70m x 2.80m)

Garage

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:

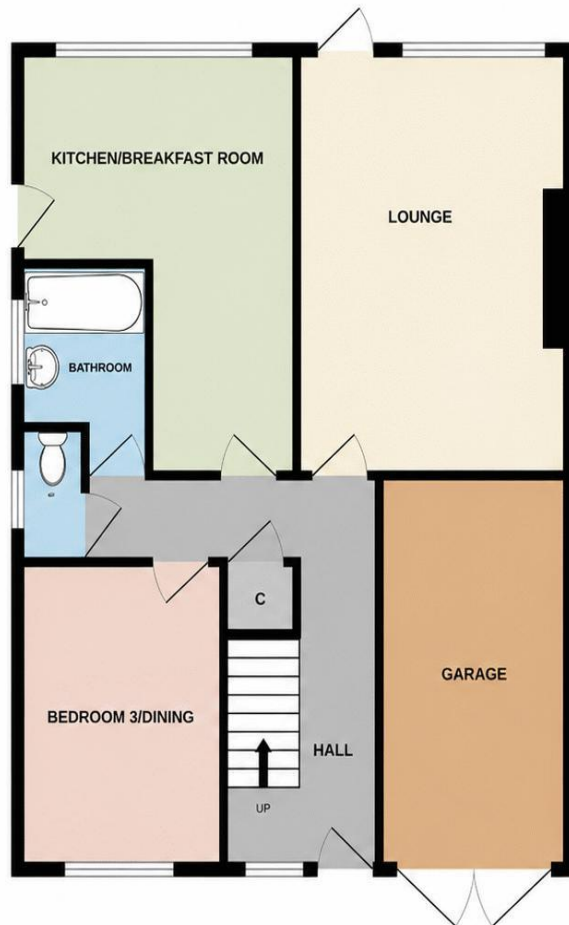
Services connected: Gas, Electric, Water, Drainage
Tenure: Freehold

Floor Plan

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

Energy Efficiency Rating

GROUND FLOOR
795 sq.ft. (73.9 sq.m.) approx.



1ST FLOOR
491 sq.ft. (45.6 sq.m.) approx.



Map Location