



Rochester Avenue,
Burntwood, WS7 2DL

Offers in the Region Of £315,000

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NO CHAIN

FOUR/FIVE BEDROOMS

LINK DETACHED

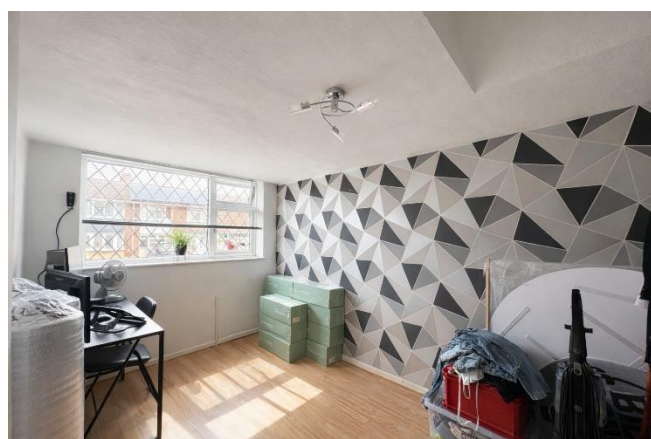
Welcome to Rochester Avenue, a superb link detached family home situated in the ever popular Burntwood area. Internally this fantastic home features versatile living space including a large through lounge, dining space, lovely breakfast kitchen, guest w/c and also a versatile ground floor bedroom/additional living area.

Upstairs, you will find four bedrooms, all well proportioned and also a modern family bathroom. Outside is a privately enclosed rear garden, a blank canvas for any keen gardener or those with a growing family.

Nearby amenities include a handful of shops, easily accessible transport links and also walking distance to Chase Terrace High School and a selection of primary schools.

With NO CHAIN this really is a cracking family home!







Property Specification

NO CHAIN
FOUR/FIVE BEDROOMS
LARGE FAMILY LIVING SPACE
EXTENDED
NEAR TO SCHOOLS, SHOPS & TRANSPORT LINKS

Hall

Living Room 6.81m (22'4") x 3.52m (11'7")

Kitchen 4.50m (14'9") x 4.14m (13'7")

Dining Area 3.52m (11'7") x 2.00m (6'7")

Snug/Office/Bedroom Five 4.23m (13'11") x 2.44m (8')

WC

Landing

Bedroom 1 3.35m (11') x 3.32m (10'11") plus 1.78m (5'10") x 1.78m (5'10")

Bedroom 2 3.35m (11') max x 3.19m (10'6") plus 1.78m (5'10") x 1.78m (5'10")

Bedroom 3 2.95m (9'8") x 2.41m (7'11") plus 1.78m (5'10") x 1.78m (5'10")

Bedroom 4 3.18m (10'5") x 2.23m (7'4") plus 1.78m (5'10") x 1.78m (5'10")

Bathroom

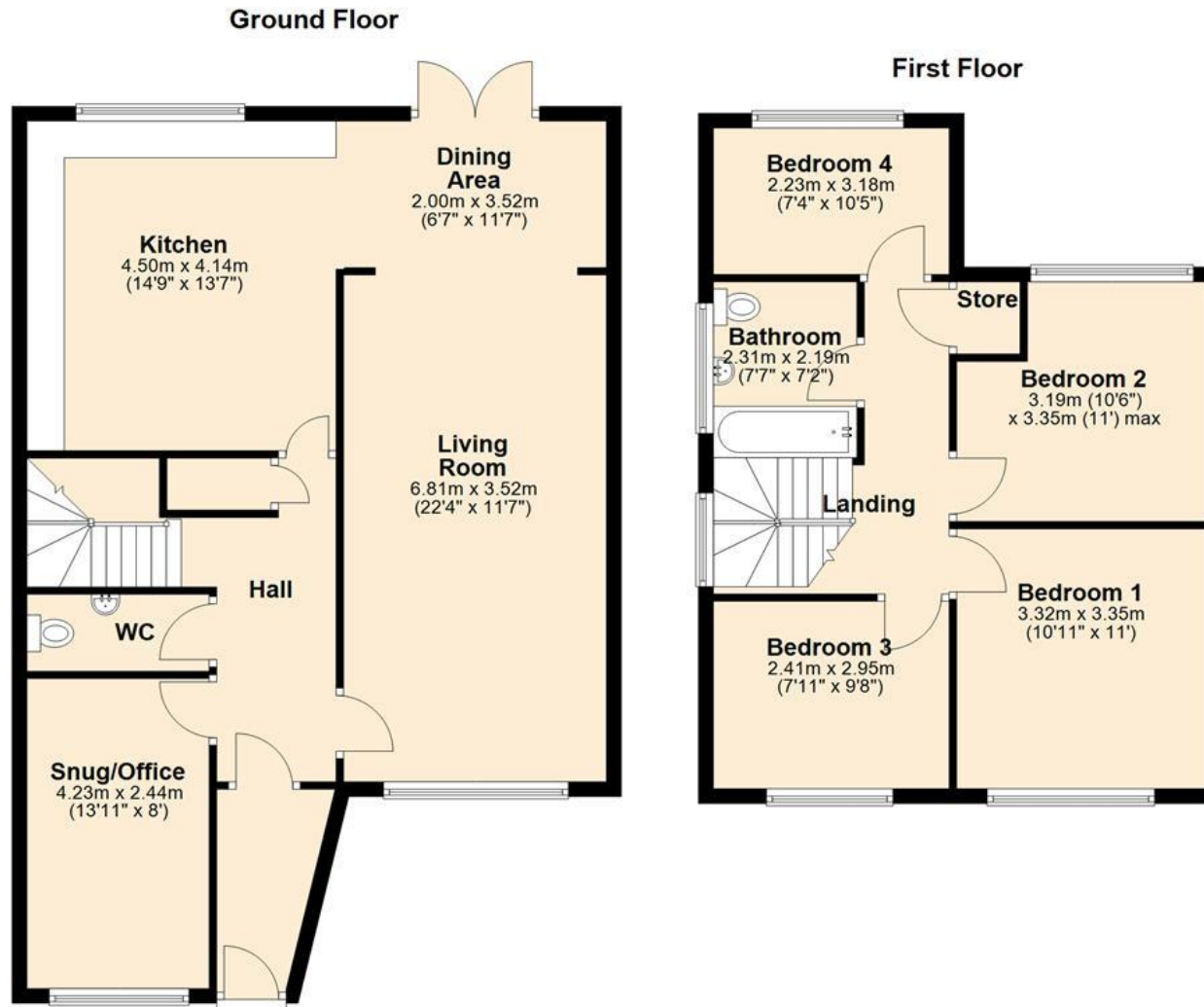
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Identity Verification Fee - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers 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.

Services connected:
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

