



Wordsworth Road,  
Burntwood, WS7 2HN

Offers in the Region Of £325,000

# Burntwood

Offers in the Region Of £325,000

3



1



2



\*CHAIN FREE\*

Welcome to Wordsworth Road, a superb detached bungalow situated in the sought after Burntwood area and offered for sale with NO ONWARD CHAIN.

Internally this lovely property presents well and has been improved by the current owners over the last 30 years. You have a versatile layout with a spacious living area, dining space, modern kitchen, three/four bedrooms with a study/office and also a shower room.

Outside is a low maintenance rear garden perfect for any keen gardener and a real sun trap in the summer. To the fore is a multi vehicle driveway and also a garage.

Nearby amenities include a handful of shops, easily accessible transport links and also plenty of open green space for walking or those with pets.

You have a nice selection of country pubs and with Lichfield City Centre around 20 minutes drive away you have everything you need right on your doorstep.

CALL NOW TO VIEW!!!









## Property Specification

SOUGHT AFTER LOCATION  
THREE/FOUR BEDROOMS  
MODERN KITCHEN  
VERSATILE LAYOUT  
NO CHAIN

### Hallway

Living Room 14' 11" x 12' 11" (4.55m x 3.94m)

Dining Area 10' 8" x 6' 11" (3.25m x 2.11m)

Kitchen 11' 0" x 7' 2" (3.35m x 2.18m)

Bedroom One 13' 11" x 9' 8" (4.24m x 2.95m)

Bedroom Two 10' 10" x 8' 9" (3.30m x 2.67m)

Bedroom Three 10' 11" x 6' 8" (3.33m x 2.03m)

Bedroom Four/Study 10' 4" x 7' 1" (3.15m x 2.15m)

### Shower Room

### Viewer's Note:

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

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.



## Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

## Map Location

