



Coulson Close,
Burntwood, WS7 1ZY

Offers in the Region Of £250,000

Offers in the Region Of £250,000

3



1



2



NO CHAIN

Introducing Coulson Close, a wonderful three bedroom extended property situated in a quaint cul-de-sac location and offered for sale with NO ONWARD CHAIN.

Internally this lovely home features an inviting entrance hall, spacious living room, well proportioned open plan kitchen diner and also the useful addition of an orangery, used as an additional sitting room.

Stairs lead to the first floor where you have three bedrooms and a modern bathroom.

Outside is a well manicured garden with a patio area and low maintenance lawn. To the fore is allocated parking and the rare benefit of a single garage.

Nearby amenities include a handful of shops, easily accessible transport links as well as highly regarded Primary and Secondary Schools.

You are also a stones throw from Chasewater Nature Reserve which is a lovely open space for those who like to stay active or have pets.

CALL NOW TO VIEW!!!







Property Specification

SOUGHT AFTER LOCATION
NO CHAIN
PERFECT FIRST TIME PURCHASE
EXTENDED ORANGERY
THREE BEDROOMS

Living Room 4.33m (14'2") x 2.07m (6'9")

Kitchen 4.33m (14'2") x 3.25m (10'8")

Orangery 4.26m (14') x 3.21m (10'6")

Landing 3.11m (10'2") x 1.89m (6'2") plus 0.41m (1'4") x 0.41m (1'4")

Bedroom 1 3.76m (12'4") x 2.47m (8'1") plus 0.41m (1'4") x 0.41m (1'4")

Bedroom 2 3.05m (10') x 2.14m (7') plus 0.41m (1'4") x 0.41m (1'4")

Bedroom 3 2.31m (7'7") x 2.06m (6'9")

Bathroom 2.31m (7'7") x 1.89m (6'2") plus 0.41m (1'4") x 0.41m (1'4")

Garage 4.72m (15'6") x 3.62m (11'11")

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: B
Tenure: Freehold

Floor Plan

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



Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Map Location

