



Kelly Close, Burntwood, WS7 3AL

Offers In the Region Of £325,000

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Welcome to Kelly Close, a beautiful detached property situated on the sought after 'Chasewater Development' in Burntwood. Occupying an enviable corner position this wonderful property comprises a welcoming entrance hall, lovely kitchen diner upgraded from new with integral appliances, a warm cosy living room, and completing the ground floor is the guest W/C. Stairs lead to the first floor where you will find three generous bedrooms with the master having built in wardrobes and also a good sized en suite shower room. This floor also features a modern family bathroom. Externally you have a well proportioned and privately enclosed rear garden, the plot also consists of multiple parking spaces and a large single garage. Nearby amenities include a handful of local shops, easily accessible transport links and well regarded primary and secondary schools. With Chasewater Nature Reserve on your doorstep this really is the perfect family home!!! CALL NOW TO VIEW!!!





Property Specification

SOUGHT AFTER LOCATION
THREE BEDROOMS
ENVIABLE PLOT SIZE
TWO BATHROOMS
UPGRADED KITCHEN

Hallway 4.27m (14') max x 2.02m (6'8")

Living Room 5.20m (17'1") x 3.17m (10'5")

Kitchen/Diner 5.42m (17'10") x 3.49m (11'5") max

WC 2.02m (6'8") x 1.05m (3'5")

Garage 6.22m (20'5") x 3.30m (10'10")

Landing

Bedroom 1 4.06m (13'4") x 3.73m (12'3")

En-suite Shower Room

Bedroom 2 3.39m (11'2") x 3.16m (10'4")

Bedroom 3 2.29m (7'6") x 2.16m (7'1") plus 0.34m (1'1") x 0.34m (1'1")

Bathroom 2.12m (7') x 2.07m (6'9") max plus 0.34m (1'1") x 0.34m (1'1")

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: Mains Gas, Electric and Sewerage
Council tax band: C
Tenure: Freehold



Floor Plan

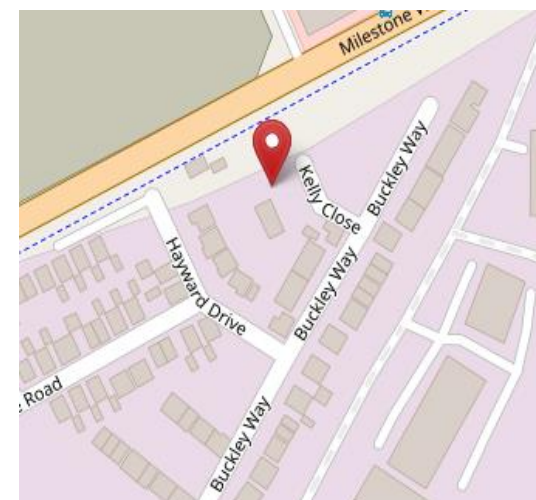
This floor plan is not drawn to scale and is for illustration purposes only



Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Map Location



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