



CHARIOT ESTATES
INDEPENDENT ESTATE AGENTS



18 Linden Avenue, Burntwood, WS7 2AX

£1,200 PCM

- Excellent Corner Plot
- Ample Driveway Parking
- Modern Kitchen
- Large Front Garden
- Generous Living Space
- Recently Redecorated

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Chariot Estates are pleased to offer an excellent sized property on a generous corner plot in Linden Avenue, Burntwood. The property offers spacious living room, modern kitchen/diner leading into a good sized garage fitted with plumbing for utilities. The first floor offers two double bedrooms, a main family bathroom with shower over bath and a final single bedroom. The rear enclosed garden has both grassed area and patio.

The property has gas heating and double glazing.

Various nearby amenities benefit the property's location including supermarkets, convenience stores, Redwood Park, primary and secondary schools are also within walking distance.

This property is available immediately on a long term basis. Please contact us to organise a viewing.



3



1



2



D

Council Tax Band: C





Directions

Viewings

Viewings by arrangement only. Call 01543 686877 to make an appointment.

EPC Rating:
D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC