



44 Columbian Crescent, Burntwood, WS7 2BD

£95,000

- A One bedroom ground floor flat
- Private rear garden space
- Garage to the rear
- Convenient transport links
- Viewing highly recommended
- No Onward chain
- Ideal buy-to-let opportunity
- Close to local amenities
- Quiet residential area

44 Columbian Crescent, Burntwood WS7 2BD

Offered with no onward chain Chariot Estates are pleased to market this ground floor maisonette in Columbian Crescent in the heart of Burntwood. This property presents an excellent opportunity for both first-time buyers, seasoned investors or the needs for a ground floor property, having no onward chain allowing for a smooth and swift purchase process.

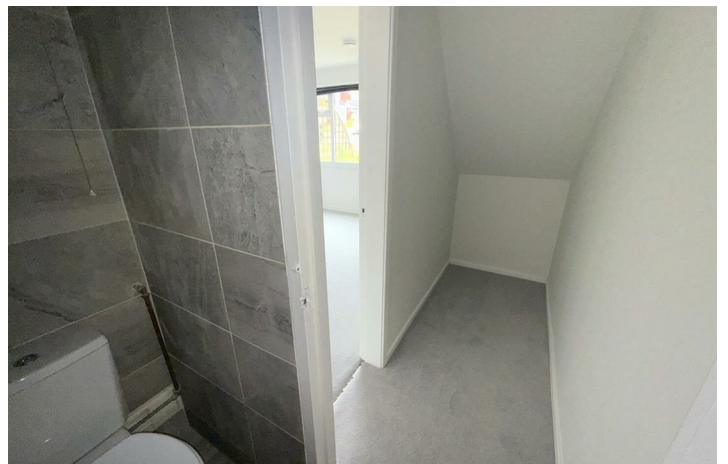
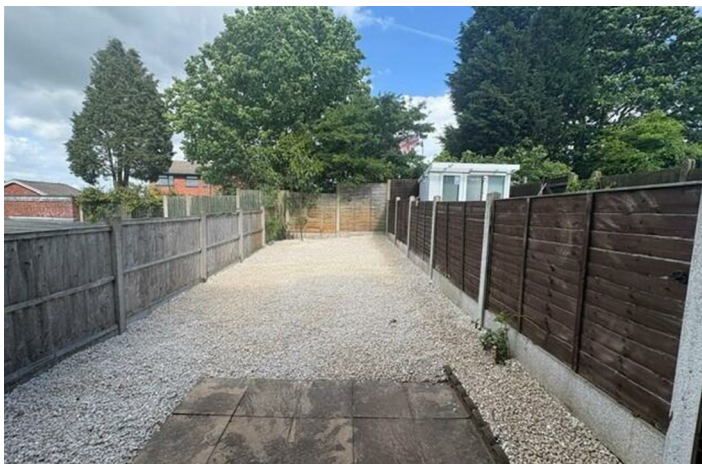
The flat boasts a delightful rear garden, providing a perfect outdoor space for relaxation. .

With its prime location, this flat is an excellent buy-to-let option, making it an attractive investment for those looking to enter the rental market. The surrounding area offers a variety of local amenities, ensuring that residents have easy access to shops and transport links.

The property comprises of a double glazed entrance door into:



Council Tax Band: A



Porch

Having a door into:

Living Room

12'2" x 9'11"

This welcoming living room features a generous window that fills the space with natural light. The neutral carpet and walls provide a calm backdrop, making it easy to personalise. A door leads directly to the hallway and there is a practical layout to accommodate comfortable seating and storage.

Kitchen

6'4" x 5'9"

The kitchen is thoughtfully designed with a practical galley layout, offering a good amount of work surface and storage with wood-effect upper cabinets and a complementary tiled splashback. It features a single sink and space for essential appliances, with a doorway leading into the living area, creating a smooth flow between the two spaces.

Bathroom

5'9" x 4'11"

The bathroom offers a modern and clean feel, fully tiled in a grey stone effect with matching flooring. It includes a bathtub with an overhead shower, a pedestal wash basin, and a toilet, alongside a heated towel rail, making it a practical and comfortable space.

Bedroom

13'2" x 8'11"

This bedroom provides a peaceful retreat with a large window overlooking the garden, filling the room with daylight. The neutral decor and carpet create a blank canvas ready for personal touches. The room is spacious enough to accommodate bedroom furniture comfortably.

Rear Garden

The rear garden is a private outdoor space, mainly laid to gravel with a small paved patio area ideal for seating or dining al fresco. The garden is enclosed by wooden fencing, offering privacy and security, with mature trees visible beyond the fence, adding a natural backdrop.

Garage

Having a garage to the rear of the property

Disclaimer

We endeavour to make our details as accurate as possible and hold no liability for any mis-guidance which may occur.

Due to legislation we require to carry out anti money laundering checks on all buyers and giftors at a non-refundable fee of £48 inclusive of VAT

VIEWING: Strictly via Chariot Estates on 01543 68 68 77

TENURE: Freehold, to be confirmed by solicitors.

E-MAIL: burntwood@chariotestates.co.uk

WEBSITE: www.chariotestates.co.uk

Epc D

Council Tax Band A



Directions

Viewings

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

EPC Rating:

D

