Paul Carr Estate Agents
Sales & Lettings

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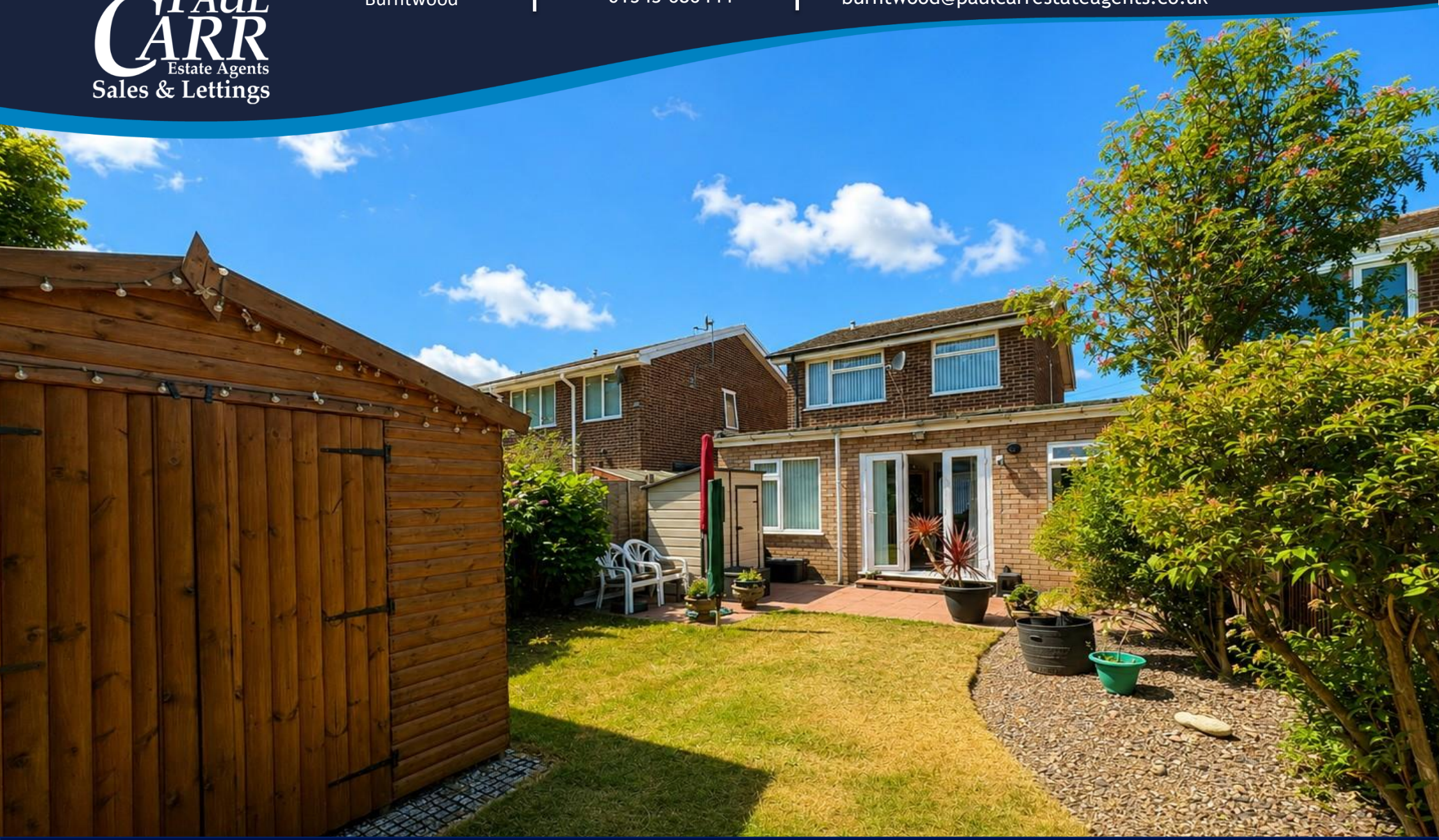

Knight Road,
Burntwood, WS7 1PX

£295,000

Burntwood

£295,000

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Situated in the popular town of Burntwood, this well-presented three-bedroom link-detached home offers spacious and versatile accommodation, making it an ideal choice for families and professionals alike.

The property welcomes you with a bright and inviting entrance hall leading through to a superb open-plan living space, featuring a comfortable lounge, cosy snug area and a dedicated dining space, creating the perfect setting for both everyday family life and entertaining guests. The modern fitted kitchen offers a range of contemporary units and ample worktop space, designed to meet the needs of modern living.

To the ground floor, there is the added convenience of a stylish shower room, while upstairs boasts three well-proportioned bedrooms and a modern family bathroom. Externally, the property benefits from a pleasant and private rear garden, ideal for relaxing or outdoor dining during the warmer months. To the front, a driveway provides off-road parking and leads to the attached garage, offering additional parking, storage or workshop space.

Conveniently located in Burntwood, the property is within easy reach of a range of local amenities, well-regarded schools, shops, leisure facilities and excellent transport links, with the nearby cathedral city of Lichfield offering further shopping, dining and rail connections.

EARL GREY

Property Specification

Three-bedroom link-detached home
Spacious open-plan lounge, snug and dining area
Modern fitted kitchen
Ground floor shower room
First floor family bathroom

Hall 3.34m (10'11") x 0.76m (2'6")

Living Room 4.48m (14'8") x 3.79m (12'5") max

Snug 4.37m (14'4") x 3.01m (9'11")

Dining Room 4.37m (14'4") x 3.15m (10'4")

Kitchen 4.80m (15'9") x 2.23m (7'4")

Shower Room 2.01m (6'7") x 1.51m (5')

Garage 3.61m (11'10") x 2.23m (7'4")

Landing 2.71m (8'11") x 1.79m (5'10") plus 0.32m (1'1") x 0.32m (1'1")

Bedroom 1 4.55m (14'11") max x 3.00m (9'10") plus 0.32m (1'1") x 0.32m (1'1")

Bedroom 2 2.85m (9'4") x 2.58m (8'6") plus 0.32m (1'1") x 0.32m (1'1")

Bedroom 3 2.65m (8'8") x 1.77m (5'10") plus 0.32m (1'1") x 0.32m (1'1")

Bathroom 1.94m (6'4") x 1.79m (5'10") plus 0.32m (1'1") x 0.32m (1'1")

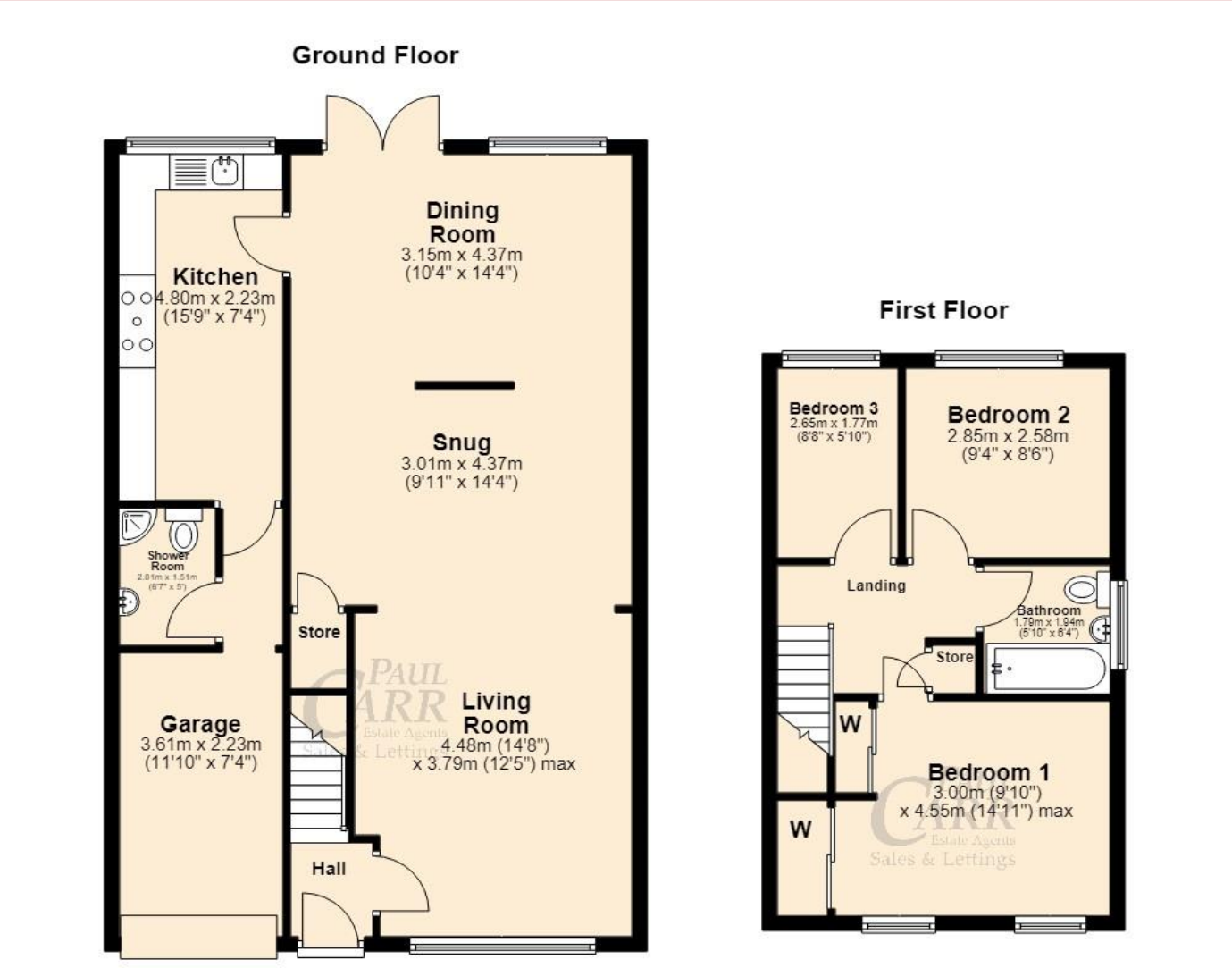
Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or 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.

Services connected:
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

New Instruction Awaiting E.P.C.

Map Location

www.paulcarrestateagents.co.uk
OnTheMarket.com
rightmove.co.uk
The UK's number one property website
The Property Ombudsman