



Nailers Drive,
Burntwood, WS7 0ER

Offers in the Region Of £220,000

Offers in the Region Of £220,000

2



1



1



Welcome to Nailers Drive... Situated on a desirable corner plot in the popular Burntwood area, this well-presented two-bedroom semi-detached property offers an excellent opportunity for first-time buyers, small families, or investors alike.

Ideally located close to Swan Island, the property benefits from a range of local amenities including shops, well-regarded schools, and excellent transport links, while the historic city of Lichfield is just a 15-minute drive away. The accommodation briefly comprises a welcoming living room, a spacious kitchen/diner ideal for both everyday family living and entertaining, two well-proportioned bedrooms, and a modern shower room.

Occupying a generous corner plot, the property enjoys excellent outdoor space with scope for further landscaping or potential to extend, subject to the necessary planning permissions.

Offering comfortable accommodation in a convenient location, this fantastic home combines practicality with future potential and is sure to appeal to a wide range of buyers.

Early viewing is highly recommended.







Property Specification

EVER SOUGHT AFTER NAILERS DRIVE
 GENEROUS CORNER PLOT
 POPULAR BURNTWOOD LOCATION CLOSE TO SWAN
 ISLAND
 TWO GENEROUS SIZED BEDROOMS
 IDEAL FOR FIRST TIME BUYERS, DOWNSIZERS AND

Hall 2.00m (6'7") x 1.85m (6'1")

Living Room 4.47m (14'8") x 3.29m (10'10")

Kitchen/Diner 2.92m (9'7") max x 2.76m (9'1")

Store Room 2.37m (7'9") x 1.67m (5'6")

Landing 3.77m (12'4") x 2.00m (6'7")

Bedroom 1 4.75m (15'7") x 3.29m (10'10")

Bedroom 2 3.58m (11'9") x 2.84m (9'4")

Bathroom 1.74m (5'8") x 1.61m (5'4")

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:

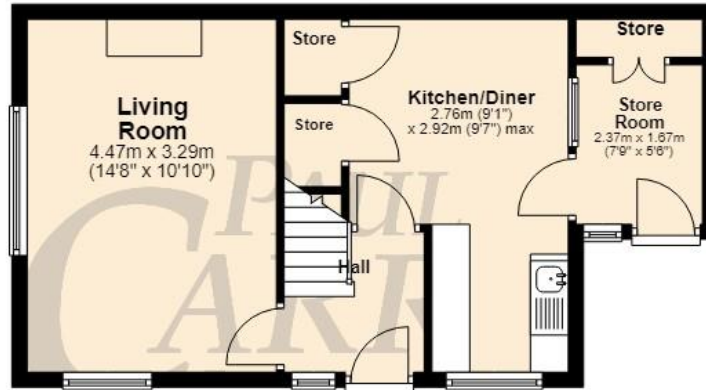
Council tax band: B
 Tenure: Freehold years remaining, lease from

Floor Plan

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

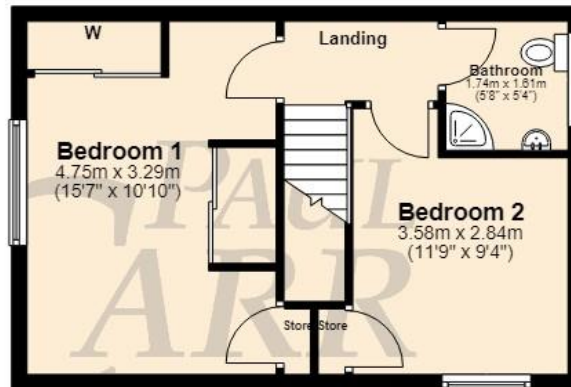
Ground Floor

Approx. 39.2 sq. metres (421.5 sq. feet)



First Floor

Approx. 34.5 sq. metres (370.9 sq. feet)



Total area: approx. 73.6 sq. metres (792.4 sq. feet)

Energy Efficiency Rating

**New
Instruction
Awaiting
E.P.C.**

Map Location

