



Boney Hay Road,
Burntwood, WS7 9AL

Offers in the Region Of £270,000

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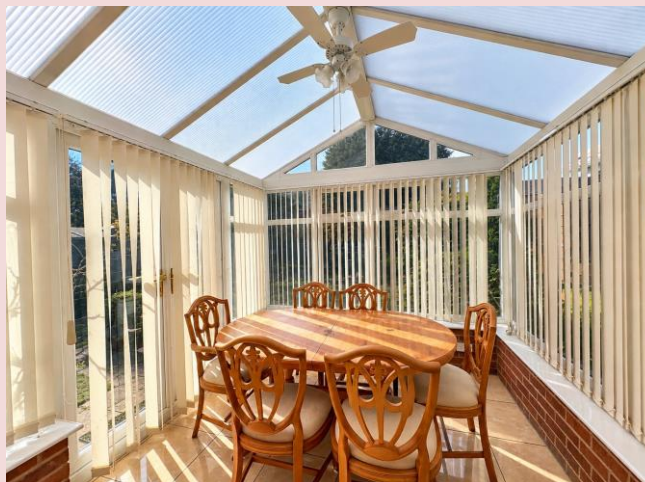
A well-proportioned three-bedroom semi-detached property, ideally situated in a popular area of Burntwood and offered for sale with the benefit of no onward chain. The property provides spacious and versatile accommodation throughout, making it an excellent opportunity for families, first-time buyers or those looking to put their own stamp on a home.

Upon entering, you are greeted by a welcoming entrance hall, leading into a spacious lounge/diner providing an excellent everyday living and entertaining space. To the rear is a conservatory, offering further versatile accommodation with views and access to the garden, while the property also benefits from a separate kitchen. A particular benefit is the garage, which provides useful storage or parking and benefits from both front and side access. To the front of the property is a driveway providing off-road parking.

Upstairs, there are three generous bedrooms, together with a convenient separate WC and a family bathroom. Externally, the property boasts a generous rear garden, offering plenty of space for families and considerable potential for landscaping, entertaining or further enhancement.

The front of the property is complemented by a driveway and access to the garage. The location is particularly convenient for families, with a number of well-regarded schools within easy reach, including Fulfen Primary School and Highfields Primary School, while Chase Terrace High School is also within walking distance. There are excellent transport links available, with regular bus routes providing access towards both Lichfield and Cannock.

Both towns offer railway stations with onward connections towards Birmingham, making the property well placed for commuters.







Property Specification

Three-bedroom semi-detached property
Offered for sale with no onward chain
Spacious lounge/diner
Conservatory
Separate kitchen

Hallway 6' 8" x 6' 1" (2.03m x 1.85m)

Lounge Diner 22' 8" x 11' 4" (6.91m x 3.45m)

Conservatory 9' 1" x 9' 1" (2.77m x 2.77m)

Kitchen 11' 6" x 10' 10" (3.51m x 3.30m)

Bedroom One 14' 6" x 9' 1" (4.42m x 2.77m)

Bedroom Two 11' 4" x 9' 10" (3.45m x 3.00m)

Bedroom Three 10' 2" x 7' 8" (3.10m x 2.34m)

Bathroom 9' 0" x 7' 10" (2.74m x 2.39m)

Garage 17' 3" x 11' 0" (5.26m x 3.35m)

Viewer's Note:

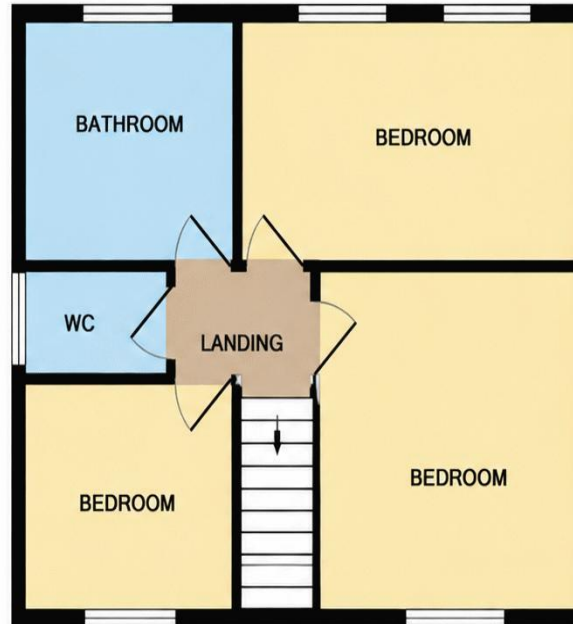
Services connected: Gas, Electric, Water, Drainage
Council tax band: B
Tenure: Freehold

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:

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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



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 **OnTheMarket**.com

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