



Rochester Avenue,  
Burntwood, WS7 2DL

Offers in the Region Of £325,000

# Burntwood

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\*NO CHAIN\*

\*FOUR/FIVE BEDROOMS\*

\*LINK DETACHED\*

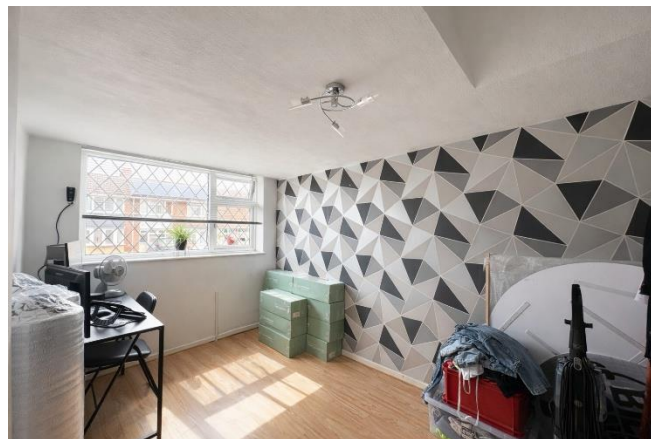
Welcome to Rochester Avenue, a superb link detached family home situated in the ever popular Burntwood area. Internally this fantastic home features versatile living space including a large through lounge, dining space, lovely breakfast kitchen, guest w/c and also a versatile ground floor bedroom/additional living area.

Upstairs, you will find four bedrooms, all well proportioned and also a modern family bathroom. Outside is a privately enclosed rear garden, a blank canvas for any keen gardener or those with a growing family.

Nearby amenities include a handful of shops, easily accessible transport links and also walking distance to Chase Terrace High School and a selection of primary schools.

With NO CHAIN this really is a cracking family home!







## Property Specification

NO CHAIN  
FOUR/FIVE BEDROOMS  
LARGE FAMILY LIVING SPACE  
EXTENDED  
NEAR TO SCHOOLS, SHOPS & TRANSPORT LINKS

### Hall

Living Room 6.81m (22'4") x 3.52m (11'7")

Kitchen 4.50m (14'9") x 4.14m (13'7")

Dining Area 3.52m (11'7") x 2.00m (6'7")

Snug/Office/Bedroom Five 4.23m (13'11") x 2.44m (8')

### WC

### Landing

Bedroom 1 3.35m (11') x 3.32m (10'11") plus 1.78m (5'10") x 1.78m (5'10")

Bedroom 2 3.35m (11') max x 3.19m (10'6") plus 1.78m (5'10") x 1.78m (5'10")

Bedroom 3 2.95m (9'8") x 2.41m (7'11") plus 1.78m (5'10") x 1.78m (5'10")

Bedroom 4 3.18m (10'5") x 2.23m (7'4") plus 1.78m (5'10") x 1.78m (5'10")

### Bathroom

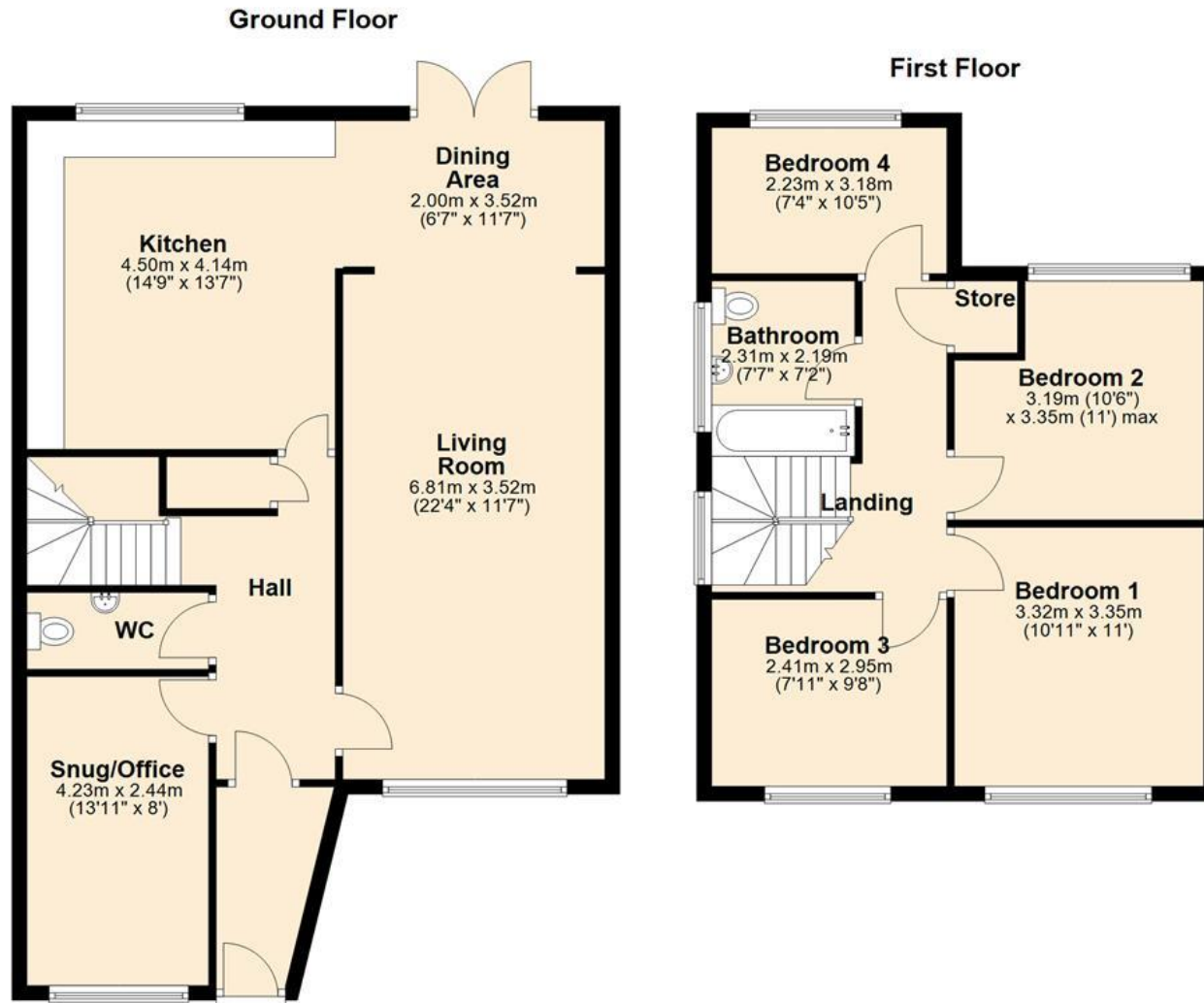
Services connected:  
Council tax band: C  
Tenure: Freehold

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:

**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.

# 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

