



St. Stephens Road,  
Burntwood, WS7 0DB

Offers in the Region Of £220,000

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\*TWO RECEPTION ROOMS\*

\*3-4 BEDROOMS\*

Welcome to St. Stephens Road, a superb three/four bedroom property situated on the popular 'Saints' Estate in Burntwood.

Internally this lovely home has been maintained well and is presented perfectly for modern family living. You have a welcoming entrance hallway, spacious open lounge diner with patio doors into the garden, kitchen with space for appliances and also a versatile reception room/potential bedroom. Completing the ground floor is a guest W/C and large storage cupboard.

Stairs lead to the first floor where the property boasts three generous double bedrooms and also a modern family bathroom.

Externally you have a pleasant rear garden and to the fore is a block paved multi vehicle driveway.

Nearby amenities include a handful of shops, highly regarded local schools and also easily accessible transport links.

CALL NOW TO VIEW!!!







## Property Specification

THREE/FOUR BEDROOMS  
 SOUGHT AFTER LOCATION  
 IDEAL FIRST TIME PURCHASE  
 TWO RECEPTION ROOMS  
 THREE DOUBLE BEDROOMS

### Hall

Lounge/Diner 5.86m (19'3") x 3.50m (11'6")

Kitchen 3.73m (12'3") x 2.00m (6'7")

### WC

Snug 3.33m (10'11") max x 2.55m (8'4")

### Landing

Bedroom 1 3.72m (12'2") x 2.60m (8'6") max plus  
 0.86m (2'10") x 0.86m (2'10")

Bedroom 2 4.54m (14'11") x 2.81m (9'3") plus  
 0.86m (2'10") x 0.86m (2'10")

Bedroom 3 3.47m (11'4") x 2.94m (9'8")

### Bathroom

### Agent's Note:

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.

