



Gorstey Lea, Burntwood, WS7 9DH

Offers In The Region Of £330,000

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Welcome to Gorstey Lea, Burntwood... Paul Carr Estate Agents are delighted to bring to market this fantastic property, located on a highly desirable residential estate in Burntwood. Just a short walk from local amenities such as shops, doctors, highly desirable schools and local transport links, you have everything you need right on your doorstep! An internal inspection reveals a welcoming entrance hallway leading into the main living area to the fore of the property. With enough room for multiple seating and a large window allowing lots of natural light to flood into the room, this is the perfect place to enjoy quality family time. The hallway has a store cupboard, ideal for hiding away coats, shoes and household essentials. Heading into the dining area, you have room for a large table, perfect for entertaining guests. The dining area and kitchen are nothing short of spacious. The kitchen has been well maintained by the current owner, with an integrated oven, gas hob, space for a dishwasher and washing machine. The property also has a snug area to the rear, which benefits from views of the charming garden, with sliding doors, ideal for the summer months. Upstairs there are three good sized bedrooms, a store cupboard and a family bathroom, consisting of a WC, sink basin and bath with overhead shower. Externally the property has a multi vehicle driveway, and its important to note the added benefit of the car port, for additional parking, with easy access to the front door. The garden has a mixture of lawned and patioed areas, with matured borders. If you think Gorstey Lea may be the house for you, then give the team a call today on 01543 686444.





Property Specification

Hall

Living Room 5.26m (17'3") x 3.91m (12'10")

Kitchen 3.22m (10'7") x 3.08m (10'1")

Dining Room 4.06m (13'4") x 3.28m (10'9")

Dining Area 3.01m (9'11") x 2.91m (9'7")

Snug 3.08m (10'1") x 2.50m (8'2")

Landing

Bedroom 1 3.74m (12'3") x 3.48m (11'5") max plus 1.17m (3'10") x 1.17m (3'10")

Bedroom 2 2.79m (9'2") x 2.79m (9'2") plus 1.17m (3'10") x 1.17m (3'10")

Bedroom 3 2.79m (9'2") x 2.34m (7'8") plus 1.17m (3'10") x 1.17m (3'10")

Bathroom

Car Port

Garage

Viewer's Note:

Services connected: Mains Gas , Electric & Sewerage
Council tax band: C
Tenure: Freehold

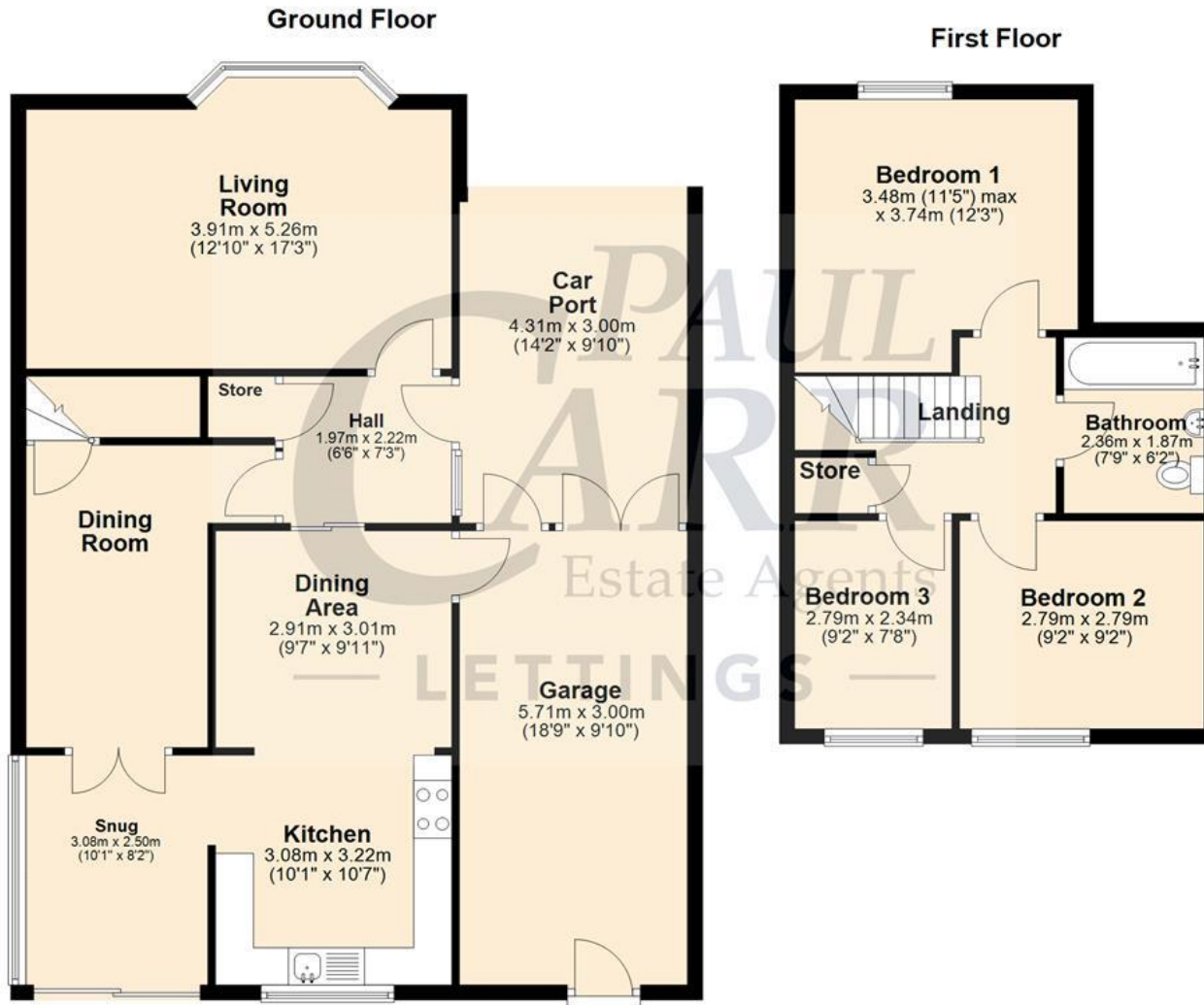
Agent's Note:

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.

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

