



Nailers Drive,
Burntwood, WS7 0ES

Offers in the Region Of £240,000

Offers in the Region Of £240,000

2  1  2 

Welcome to Nailers Drive, a well presented and extended two bedroom semi detached property situated in the lovely Burntwood Green area.

Internally this lovely property features a welcoming entrance hall, spacious living room, well proportioned open plan kitchen diner with recently refitted kitchen.

Stairs lead to the first floor where you have two generous bedrooms and a modern refitted bathroom. Outside is a privately enclosed rear garden with access to a workshop/garage with newly fitted roller shutter door.

You also have a multi vehicle driveway providing ample off road parking.

Nearby amenities include a handful of shops, easily accessible transport links and highly regarded schools including Fulfen Primary School.

If you are looking for the perfect first time purchase or downsize then Nailers Drive could be the one for you!!!!







Property Specification

SOUGHT AFTER LOCATION
TWO BEDROOMS
KITCHEN DINER
SPACIOUS LIVING ROOM
DRIVEWAY

Hallway

Living Room 14' 5" x 10' 5" (4.39m x 3.18m)

Breakfast Kitchen 14' 7" x 13' 9" (4.44m x 4.19m)

Dining Space 11' 1" x 7' 6" (3.38m x 2.29m)

Landing

Bedroom One 14' 5" x 10' 5" (4.39m x 3.18m)

Bedroom Two 9' 1" x 8' 0" (2.77m x 2.44m)

Bathroom

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.

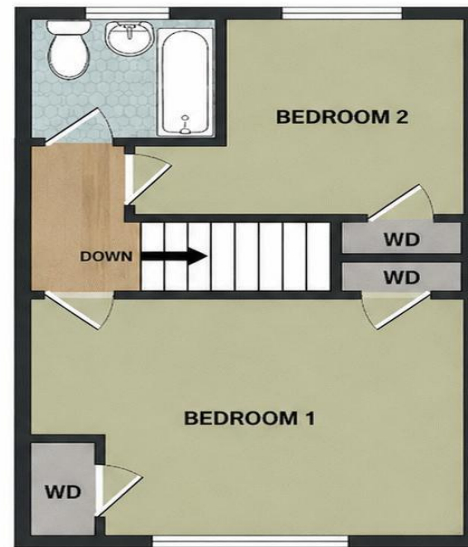
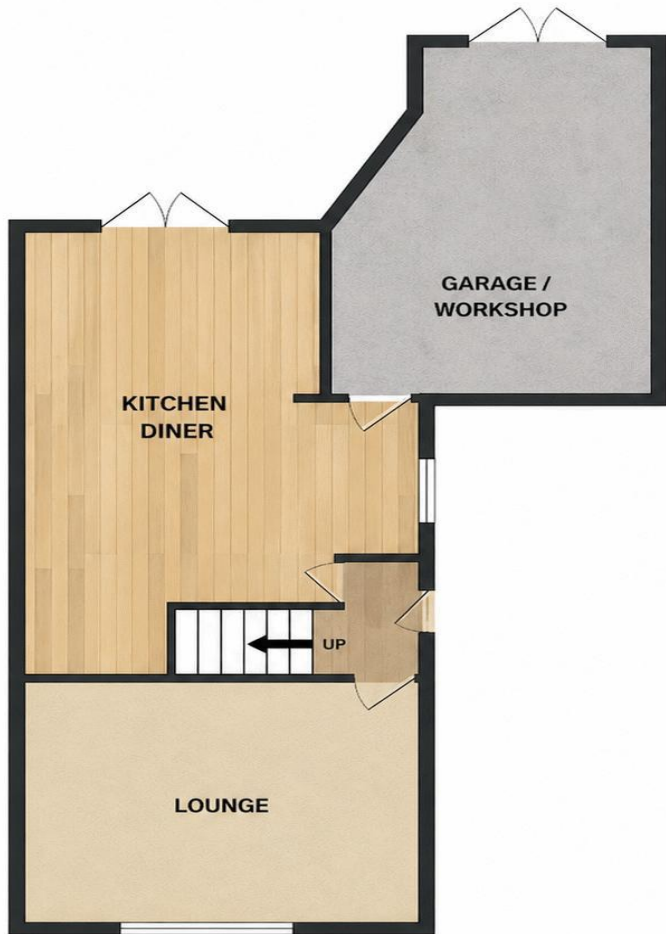
Identity Verification Fee - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. 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:

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

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

