



Mossbank Avenue,
Burntwood, WS7 4UN

Offers in the Region Of £285,000

Burntwood

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Welcome to Mossbank Avenue, Burntwood. Paul Carr Estate Agents are delighted to bring to market this fantastic link detached three-bedroom family home, offering spacious living, a generous corner plot and plenty of potential. Offered with no onward chain, this home is ready for its new owners to move straight into. Perfectly positioned for growing families, the property is just a stone's throw from Springhill Primary School and within easy walking distance of Chase Terrace Academy. Local shops, bus routes and nearby parks are also conveniently close by. Situated on a corner plot, the property offers excellent potential for extension or further development, subject to the necessary planning permissions.

An internal inspection reveals the following;

Kitchen- Located at the front of the property, the kitchen offers plenty of worktop and cupboard space, along with room for the necessary appliances. Large windows provide an abundance of natural light, creating a bright and pleasant space. An additional door provides direct access to the tandem garage, adding further practicality and convenience.

Dining Area- Situated just off the entrance hallway, the dining area is a versatile space that could easily be adapted to suit your individual needs. Whether used as a dining room, playroom, home office or additional living space, it offers plenty of flexibility. Large windows allow plenty of natural light to flood the room, creating a warm and inviting environment.

Living Room- The spacious main living room is positioned towards the rear of the property, overlooking the garden. Offering ample space for multiple seating areas and additional furniture, this is an ideal room for relaxing with the family or entertaining friends.

Garden Room- To the rear of the property is a useful garden room, providing an additional area that could be utilised in a variety of ways. There is also potential to replace or incorporate this space into a larger extension or conservatory, subject to the relevant planning permissions. **Utility Room & Downstairs WC-** The property benefits from a separate utility room, providing additional practical space away from the main kitchen.

The utility room also houses a convenient downstairs WC. Its key to note there is additional storage under the stairs, perfect for keeping household items. **Bathroom-** The first-floor family bathroom comprises a WC, wash basin and shower. The boiler is housed within the airing cupboard, providing useful additional storage. **Bedrooms-** Upstairs, the property offers three good-sized bedrooms, providing comfortable bedrooms for growing families. One of the bedrooms also benefits from built-in storage. **Tandem Garage-** A particularly useful feature of the property is the tandem garage, which extends along the full length of the property and provides excellent storage potential, as well as space for vehicles, bikes and household equipment.

Outside- Externally, the property occupies a generous corner plot and benefits from a multi-vehicle driveway to the front. To the rear is a charming garden featuring both lawn and patio areas, providing plenty of space for entertaining. A small pond adds an attractive focal point to the garden. **Additional Notes-** Offering generous accommodation, a substantial corner plot and excellent potential for future improvement, this property presents a fantastic opportunity for buyers looking to put their own stamp on a family home. With excellent access to local schools, amenities, transport links and green spaces. Contact Paul Carr Estate Agents today to arrange your viewing.











Property Specification

NO ONWARD CHAIN!
STONES THROW FROM SPRINGHILL PRIMARY SCHOOL
CORNER PLOT
LINK DETACHED PROPERTY
TWO LIVING AREAS

Porch 1.48m (4'10") x 0.85m (2'9")

Hall 2.62m (8'7") x 0.89m (2'11")

Living Room 6.25m (20'6") x 3.53m (11'7")

Kitchen 4.02m (13'2") x 2.67m (8'9")

Dining Room 5.54m (18'2") x 4.11m (13'6") max

Garden Room 5.03m (16'6") x 2.37m (7'9")

Utility Space 2.62m (8'7") x 1.68m (5'6")

Landing 2.53m (8'4") x 1.43m (4'8")

Bedroom 1 6.18m (20'3") x 3.10m (10'2")

Bedroom 2 3.56m (11'8") x 3.03m (9'11")

Bedroom 3 3.62m (11'11") x 1.90m (6'3")

Shower Room 3.39m (11'1") x 1.79m (5'10")

Tandem Garage 10.18m (33'5") x 2.82m (9'3")

Viewer's Note:

Services connected: Gas, Electric, Water, Drainage
Council tax band: D
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

