



Gorseway, Burntwood, WS7 4TB

Offers in the Region Of £360,000

Burntwood

Offers in the Region Of £360,000



Welcome to Gorseway, a tastefully refined and well presented family home offering a versatile layout with an abundance of useable space on offer.

Internally you have an inviting entrance hall, large living room with bespoke feature fireplace and media wall, modern kitchen with plenty of cupboard space, integral appliances and also room for a table.

The ground floor also boasts an interchangeable family room/bedroom four, a well equipped bathroom and also a separate utility room.

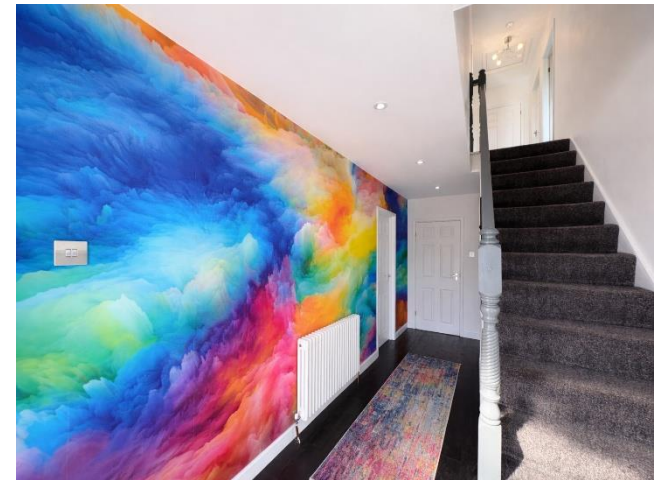
The first floor is also spacious offering three well proportioned double bedrooms with the master suite containing a dressing area and en suite shower room. Completing the upstairs is a large cupboard perfect for storage.

Outside is generous, privately enclosed rear garden which is an excellent space for any keen gardener or growing family. To the fore is a block paved multi vehicle driveway and access to a garage.

Amenities on hand are also great and include a handful of shops, easily accessible transport links in the form of bus routes and the M6 Toll Road.

The ariel images also highlight 'Coppo Nook' which is within walking distance and has a park, football field and scenic walks into Hammerwich Village. If you are in the market for a 'turn-key' ready family home offering a versatile layout then Gorseway could be the one for you...









Property Specification

Hall

Living Room 5.56m (18'3") x 3.82m (12'6")

Kitchen/Breakfast Room 5.56m (18'3") max x 4.09m (13'5")

Bedroom Four/Family Room 4.26m (14') x 3.00m (9'10")

Bathroom

Utility Room 2.65m (8'8") x 1.75m (5'9")

Garage

Landing

Bedroom 1 4.11m (13'6") x 3.72m (12'3") plus 0.16m (0'6") x 0.16m (0'6")

Bedroom 2 4.11m (13'6") x 3.04m (10') plus 0.16m (0'6") x 0.16m (0'6")

Bedroom 3 3.15m (10'4") x 3.04m (10') plus 0.16m (0'6") x 0.16m (0'6")

Dressing Area 3.72m (12'3") max x 2.67m (8'9") plus 0.16m (0'6") x 0.16m (0'6")

En-suite Shower Room

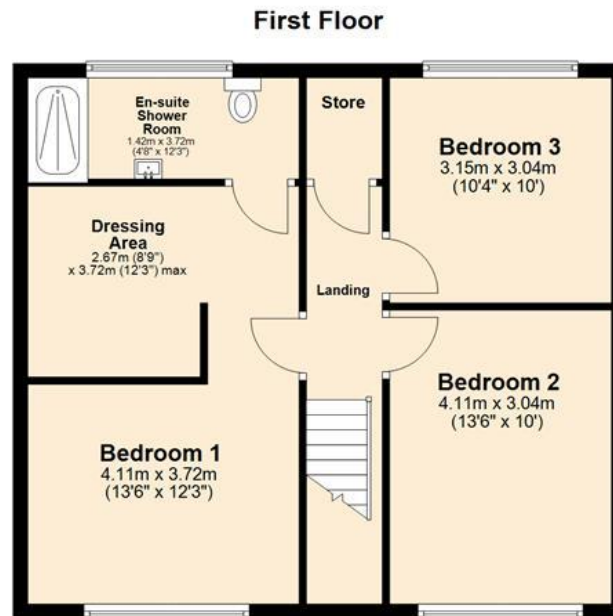
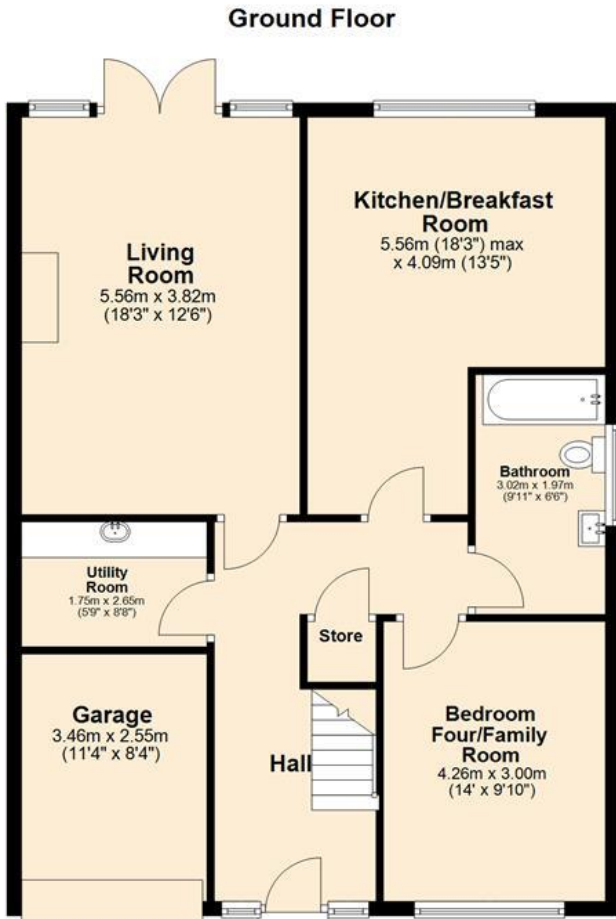
Services connected: Gas, Electric, Water, Drainage
Council tax band: C
Tenure: Freehold

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

