



St. Matthews Avenue,
Burntwood, WS7 9EW

Offers in the Region Of £375,000

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ANNEXE ***OUTSTANDING POTENTIAL*** Welcome to St. Matthews Avenue, a large corner plot property with an extended self contained annexe, perfect for multi generational living.

House: The main property features three bedrooms, two bathrooms (first and ground floor), living room and modern kitchen diner. It is finished to a lovely standard throughout and is move-in ready. It is also accessible via the front, side and rear and has parking for multiple vehicles.

Annexe: Being an addition to the property and having planning permission, the annexe is a self contained space finished to a modern standard with one bedroom, lovely kitchen and bathroom. You have an upstairs space perfect for a dressing area or office space.

Outside: You have a large wrap around corner plot with fore, side and rear gardens, there is parking for multiple vehicles on the driveway and the footprint could also allow for further extension if needed (STPP).

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

Lichfield City Centre is around a 15 minute drive away and has plenty of shops and restaurants as well as train access to London and all major cities.











Property Specification

Porch 1.27m (4'2") x 1.08m (3'7")

Hall 1.38m (4'6") x 1.01m (3'4")

Living Room 5.16m (16'11") max x 4.22m (13'10")

Kitchen/Diner 4.84m (15'11") x 3.11m (10'2")

Dining Area 4.51m (14'10") x 2.22m (7'3")

Shower Room 2.22m (7'3") x 1.78m (5'10")

Landing 2.25m (7'4") x 1.91m (6'3") plus 0.47m (1'7") x 0.47m (1'7")

Bedroom 1 4.81m (15'9") x 3.00m (9'10") plus 0.47m (1'7") x 0.47m (1'7")

Bedroom 2 3.18m (10'5") x 3.06m (10') plus 0.47m (1'7") x 0.47m (1'7")

Bedroom 3 3.48m (11'5") max x 1.91m (6'3") plus 0.47m (1'7") x 0.47m (1'7")

Bathroom 2.00m (6'7") x 1.91m (6'3") plus 0.47m (1'7") x 0.47m (1'7")

Annexe - Living/Bedroom 17' 9" x 9' 10" (5.40m x 3.00m)

Annexe - Kitchen 11' 11" x 9' 10" (3.64m x 3.00m)

Annexe - Bathroom 6' 7" x 6' 5" (2.01m x 1.96m)

Annexe - Store Room/Office 18' 4" x 9' 10" (5.59m x 3.00m)

Annexe - W/C 7' 0" x 9' 10" (2.13m x 3.00m)

Services connected: Gas, Electric, Water, Drainage
Tenure: Freehold

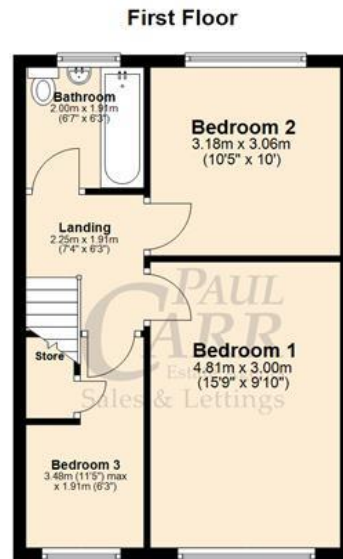
Agent's Note:

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

Map Location

