



Union Street, Burntwood, WS7 3XX

Offers In the Region Of £325,000

# Union Street, Burntwood

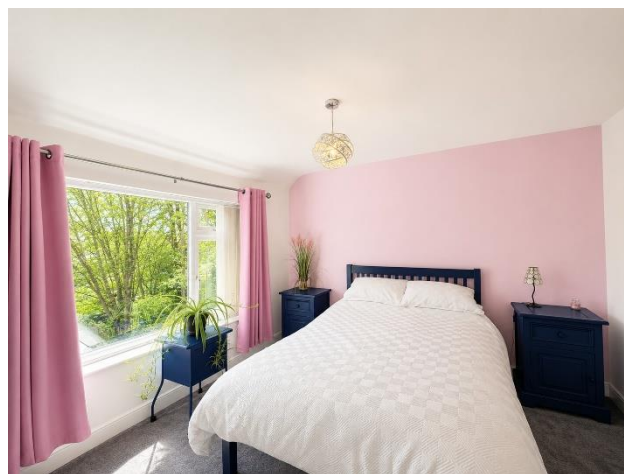
Offers In the Region of £325,000



Welcome to Union Street, Burntwood...

Paul Carr Estate Agents are DELIGHTED to bring to market this fabulous three bedroom, end terraced property, located in the heart of Burntwood. Located just a short walk away from shops, schools and transport links, you really do have everything you need right on your doorstep! Quietly nestled away at the end of Union Street, you will find this charming property, ideal for growing families or those looking for a spacious place to call home... An internal inspection reveals a light and airy entrance hallway, which follows through into one of two sitting rooms. The first living space is located to the fore of the property, with a traditional brick fireplace and large window allowing in lots of natural light, this room would make a perfect office space, snug room or dining area. The second living space is located to the rear of the property, overlooking the garden. Spacious enough for multiple seating, an electric fireplace and a dining table, this makes the perfect family room. The room also has patio doors leading out into the garden, ideal for the warmer months. The kitchen has been well maintained by the current owner, with plenty of cupboard space, room for appliances and breakfast bar area, this really is the heart of the home. And if all of this wasn't enough for you, the property also benefits from a separate utility room, where the owner currently stores a fridge/ freezer and washing machine. Downstairs you have a WC and garage! Upstairs there are three good sized bedrooms and main family bathroom, with a bath, stand alone shower, sink basin and toilet. Externally the rear garden is well matured and maintained by the current owner. For those who like low maintenance, you will be pleased to know the garden has artificial grass, a shed to store all your necessary garden items, borders for pots and plants, and a driveway to the side of the property, with ample street parking. If you think Union Street could be the house for you, then give us a call on 01543 686444 to arrange a viewing!





## Property Specification

CHARMING PROPERTY IN THE HEART OF BURNTWOOD  
TWO LIVING AREAS  
SPACIOUS KITCHEN AND UTILITY ROOM  
DOWNSTAIRS WC  
THREE GOOD SIZED BEDROOMS

Hall

Lounge/Diner 6.52m (21'5") x 3.39m (11'1") max

Sitting Room 3.76m (12'4") x 3.56m (11'8")

Kitchen 3.22m (10'7") x 2.81m (9'3")

Inner Hallway

Garage

Utility Room 2.25m (7'5") x 2.20m (7'3")

WC

Landing

Bedroom 1 3.75m (12'4") x 3.34m (10'11")

Bedroom 2 4.08m (13'5") x 2.91m (9'7")

Bedroom 3 2.69m (8'10") x 1.84m (6')

Bathroom

### 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.

### Viewer's Note:

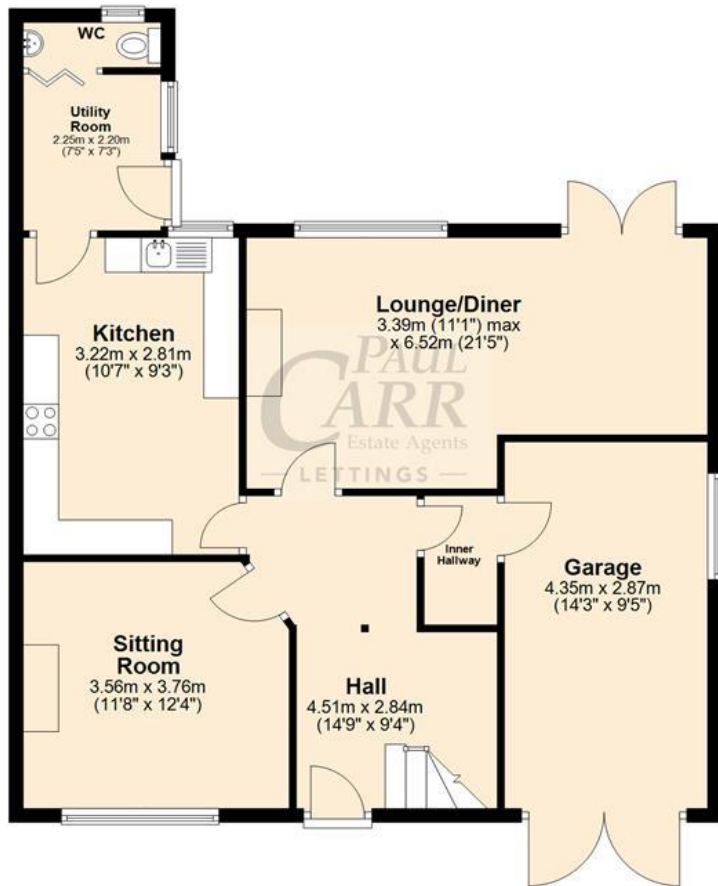
Services connected: Mains Gas, Electric and Sewerage  
Council tax band: A  
Tenure: Freehold



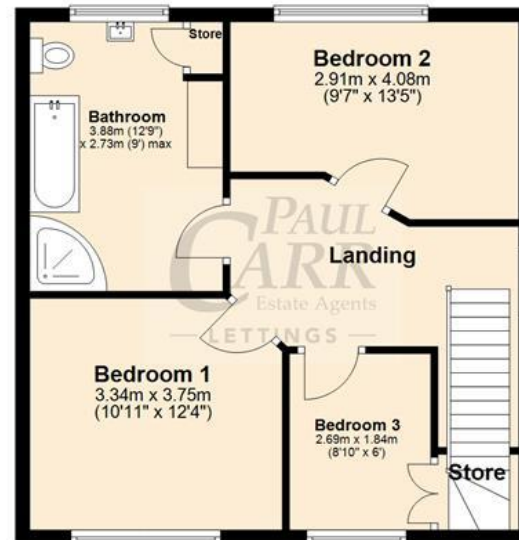
# Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only

Ground Floor



First Floor



## Energy Efficiency Rating

New  
Instruction  
Awaiting  
E.P.C.

## Map Location

