



Maple Close,
Burntwood, WS7 4RP

Offers in the Region Of £270,000

Offers in the Region Of £270,000

3



1



2



Welcome to Maple Close...

Offered with excellent potential, this three-bedroom detached property presents an ideal opportunity for buyers looking to create a home tailored to their own tastes. Requiring renovation throughout, the property offers well-proportioned accommodation and is situated on a generous plot.

The ground floor comprises an entrance hall leading to a spacious living room, separate dining room, kitchen, conservatory, utility room, and integral garage, providing a practical layout with scope for reconfiguration if desired. Upstairs, there are three well-sized bedrooms and a family bathroom.

Externally, the property benefits from a privately enclosed rear garden, offering a secluded outdoor space with plenty of potential for landscaping. To the front, a driveway provides off-road parking and access to the garage.

This property represents a fantastic opportunity for those seeking a renovation project in which to add value and create a wonderful family home.

Nearby amenities include a handful of shops, easily accessible transport links and also sought after primary and secondary schools within walking distance.







Property Specification

NO CHAIN
THREE BEDROOMS
SOUGHT AFTER LOCATION
PLENTY OF POTENTIAL
CUL DE SAC

Porch 1.82m (6') x 0.64m (2'1")

Hall 2.00m (6'7") x 1.82m (6')

Living Room 4.41m (14'6") max x 4.33m (14'2")

Kitchen 3.31m (10'10") x 3.05m (10')

Dining Room 2.97m (9'9") x 2.70m (8'10")

Conservatory 2.49m (8'2") x 2.22m (7'3")

Utility 2.49m (8'2") x 2.48m (8'2")

Landing 2.51m (8'3") x 2.35m (7'9")

Bedroom 1 3.94m (12'11") x 3.62m (11'11")

Bedroom 2 3.34m (11') x 3.11m (10'2")

Bedroom 3 3.09m (10'2") x 2.10m (6'11")

Shower Room 3.05m (10') x 2.73m (9') max

Garage 4.59m (15'1") x 4.50m (14'9") max

Viewer's Note:

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

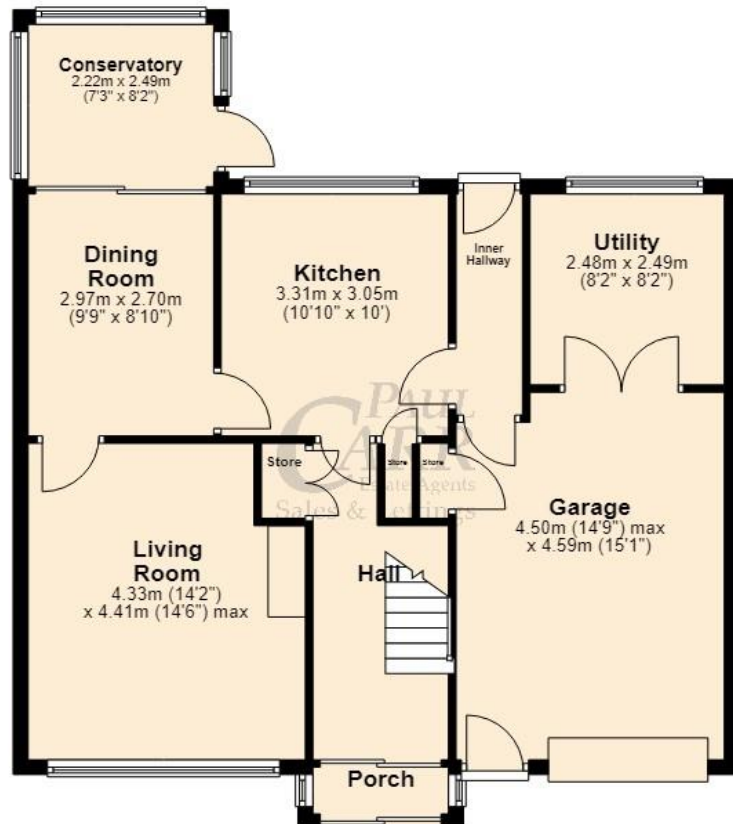
Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or 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.

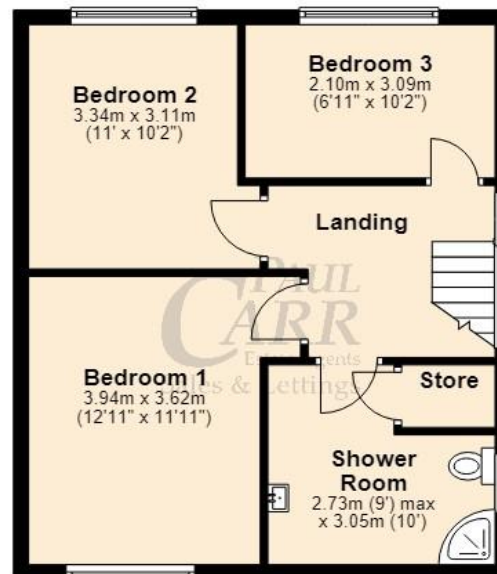
Floor Plan

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

Ground Floor



First Floor



Energy Efficiency Rating

Map Location

