



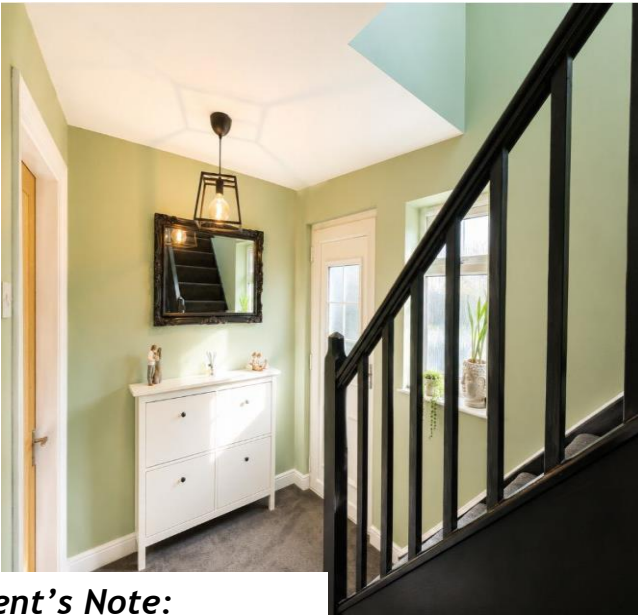
Laburnum Grove,
Burntwood, WS7 4RE

Offers in the Region Of £300,000

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Property Specification

FANTASTIC EXTENDED FAMILY HOME
OPEN PLAN KITCHEN/ DINER
MODERN THROUGHOUT
UTILITY ROOM AND DOWNSTAIRS WC
THREE GOOD SIZED BEDROOMS

Porch

Hall

Living Room 6.23m (20'5") x 4.14m (13'7")

Kitchen/Diner 7.43m (24'5") x 6.01m (19'8")

Utility Room 2.62m (8'7") x 2.39m (7'10")

WC

Playroom/Bedroom Four 6.44m (21'2") x 2.94m (9'8")

Landing

Bedroom 1 3.62m (11'11") x 3.47m (11'5") plus
1.23m (4') x 1.23m (4')

Bedroom 2 3.62m (11'11") x 3.48m (11'5") plus
1.23m (4') x 1.23m (4')

Bedroom 3 2.80m (9'2") x 2.49m (8'2") plus 1.23m (4') x 1.23m (4')

Bathroom

Viewer's Note:

Council tax band: B
Tenure: Freehold

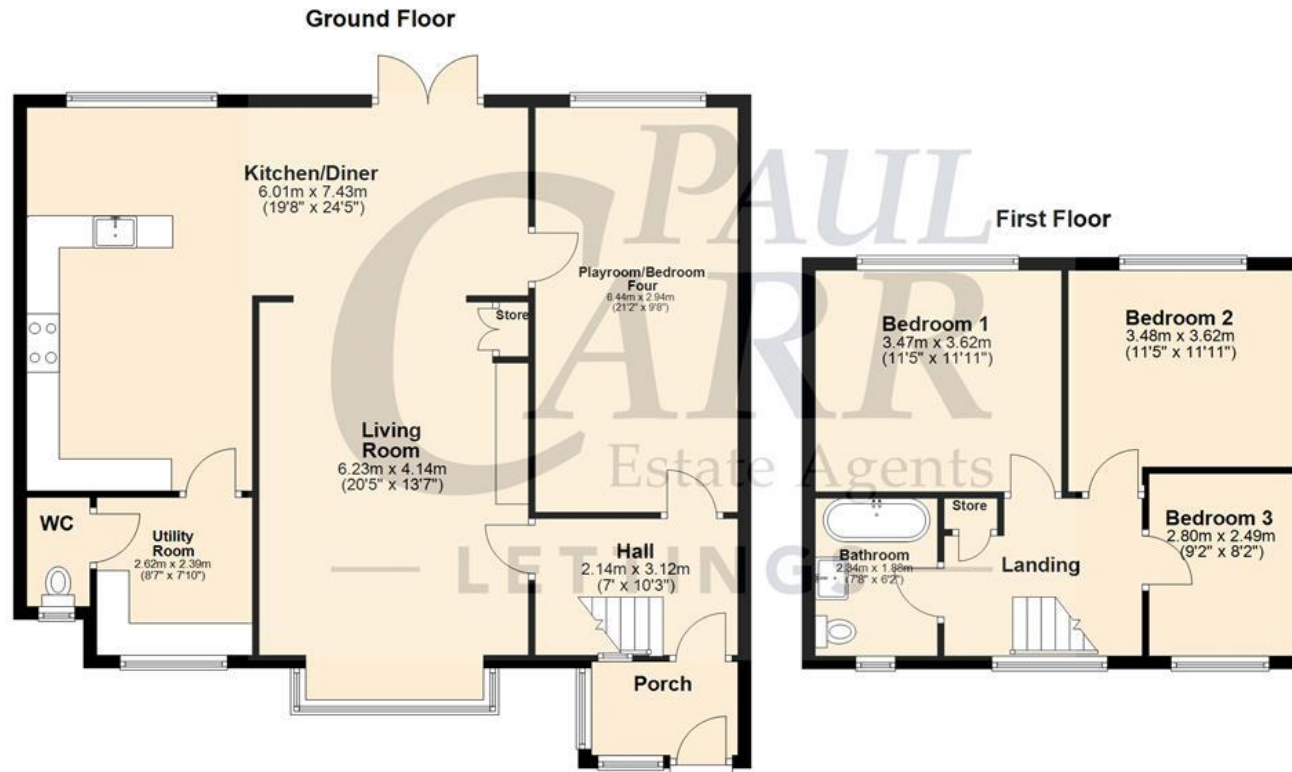
Agent's Note:

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		84 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Map Location

