



Newgate Street,
Burntwood, WS7 4TZ

Offers in Excess of £140,000

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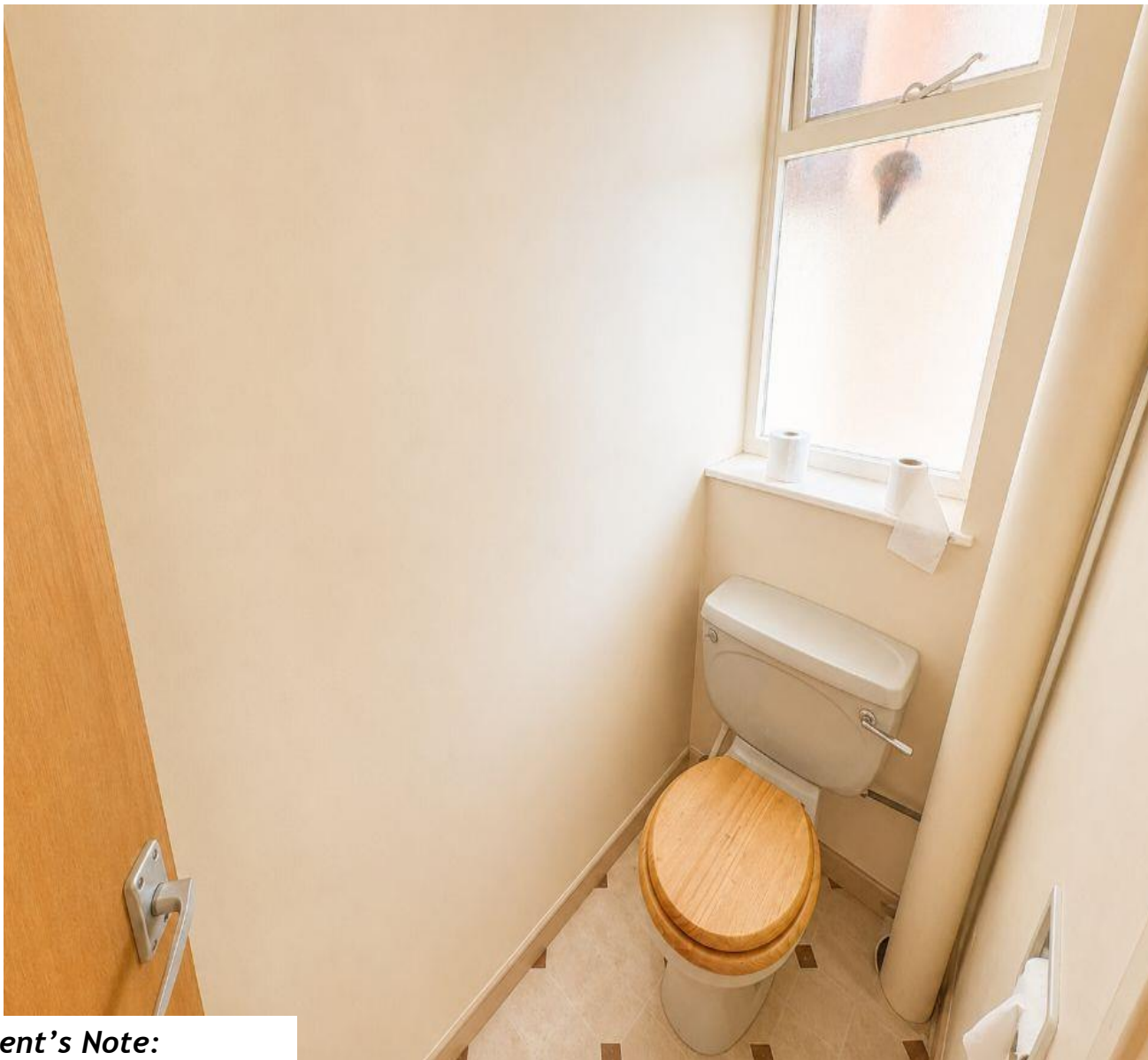
Introducing Newgate Street, a three bedroom property situated in the popular Burntwood Area and offered for sale with NO ONWARD CHAIN.

Internally this home comprises a welcoming entrance porch, hallway, storage, guest W/C, kitchen area, spacious lounge diner, three bedrooms and also a family bathroom.

Outside is a rear garden, front garden and also separate garage included in the sale. You are within walking distance of Ridgeway Primary School and a stones throw from Erasmus Darwin High School.

Shops and transport links are also close by making this an excellent first time purchase or investment opportunity.





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.

Property Specification

BEING SOLD VIA MODERN METHOD OF AUCTION
THREE BEDROOMS
ONE BATHROOM
SPACIOUS KITCHEN & LIVING AREA
GOOD SIZED GARDEN

Porch 1.86m (6'1") x 0.99m (3'3")

Hall 2.13m (7') x 0.92m (3')

WC 1.18m (3'10") x 0.85m (2'9")

Kitchen 3.24m (10'8") x 2.78m (9'1")

Living Room 4.56m (15') x 4.18m (13'9")

Bathroom 1.78m (5'10") x 1.78m (5'10") plus 0.75m (2'6") x 0.75m (2'6")

Landing 2.18m (7'2") x 1.86m (6'1") max plus 0.75m (2'6") x 0.75m (2'6")

Bedroom 1 3.66m (12') x 2.78m (9'1") plus 0.75m (2'6") x 0.75m (2'6")

Bedroom 2 3.32m (10'11") x 2.88m (9'5") plus 0.75m (2'6") x 0.75m (2'6")

Bedroom 3 2.25m (7'5") x 1.86m (6'1") plus 0.75m (2'6") x 0.75m (2'6")

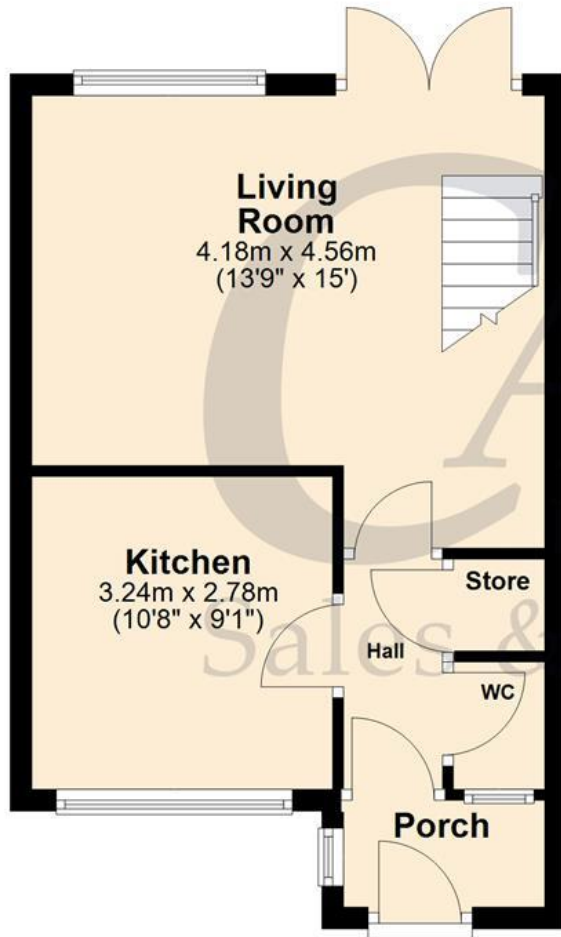
Viewer's Note:

Council tax band: A
Tenure: Freehold

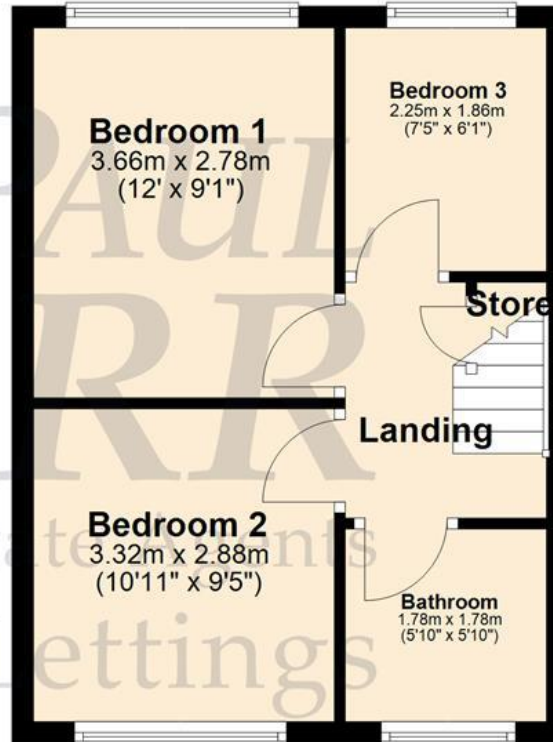
Floor Plan

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

