



Gough Lane,
Burntwood, WS7 3RS

Offers in the Region Of £325,000

Burntwood

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Introducing Gough Lane, Burntwood... Paul Carr Estate Agents are DELIGHTED to bring to market this FABULOUS property.

Set across three floors, this beautifully presented home offers space, charm and modern living. A short walk from local highly regarded schools, supermarkets and parks, you really do have everything you need right on your doorstep!

An internal inspection reveals a welcoming entrance hallway with storage, ideal for hiding away coats & shoes. The heart of the home is the open plan kitchen / dining and living area, with patio doors overlooking the charming rear garden. With enough room to fit a large dining table, this really is the perfect place for entertaining guests. Bedroom Four is found on the ground floor and can also be used as additional living space or office.

On the first floor you will find the living area, tastefully decorated with room for a large sofa, this is the ideal place for movie nights with the family and relaxing after a busy day at work. The main bedroom is also on the first floor, with an en suite shower room.

The second floor comprises two more generous bedrooms and a modern family bathroom. Overall the living space is versatile and could be reconfigured to suit your needs.

Outside is a pleasant, privately enclosed garden with a decked area at the rear. To the side is multi vehicle parking with a large single garage for added storage.

With a park across the road and Chasewater Nature Reserve on your doorstep this wonderful family home really needs to be viewed to be fully appreciated!!

CALL NOW TO VIEW!!!











Property Specification

STUNNING THREE STORY TOWNHOUSE
OPEN PLAN KITCHEN DINER
DOWNSTAIRS OFFICE/ BEDROOM
THREE DOUBLE BEDROOMS
MAIN BEDROOM WITH EN SUITE

Hall

Open Plan Living 7.26m (23'10") x 4.03m (13'3")

Bedroom 4 2.82m (9'3") x 1.93m (6'4")

WC

Landing

Bedroom 1 4.00m (13'1") x 3.35m (11')

En-suite Shower Room

Living Room 4.03m (13'3") x 3.85m (12'8")

Landing

Bedroom 2 4.03m (13'3") max x 3.08m (10'1") plus
0.53m (1'9") x 0.53m (1'9")

Bedroom 3 4.03m (13'3") x 3.00m (9'10") plus
0.53m (1'9") x 0.53m (1'9")

Bathroom

Garage

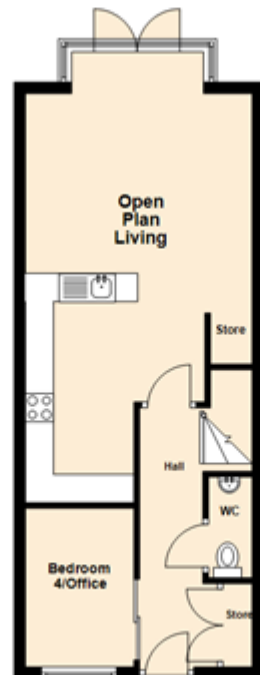
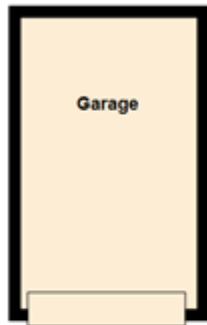
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Identity Verification Fee - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers 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.

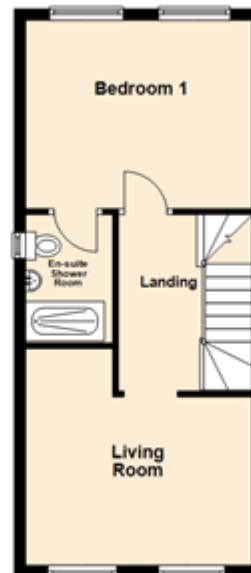
Floor Plan

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

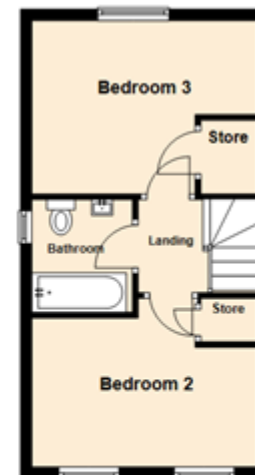
Ground Floor



First Floor



Second Floor



Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Map Location

