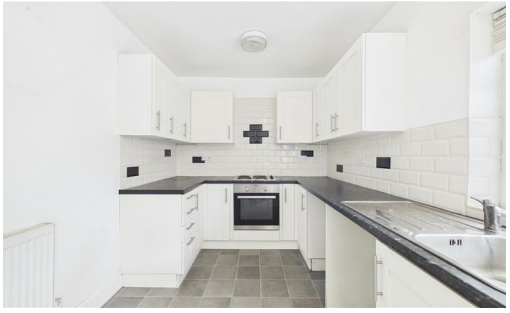
Bloore King & Kavanagh
Sales & Lettings



28 New Street

Burntwood, WS7 1BS

Offers In The Region Of £270,000

Front of the Property
Off road parking to the front suitable to allow parking for at least four vehicles comfortably. Hardscaped frontage laid with stone chippings. Step leading to front door access.

Entrance Hall
Stairs leading to first floor accommodation. Door into:

Lounge
Window to front. Coving. Door into:

Fitted Kitchen
Good range of eye and low-level units incorporating: 1 1/2 stainless steel sink and drainer unit, built in electric plated hob, integral electric oven/grill and plumbing installed for a washer. Partly tiled walls and vinyl flooring. Recess available for a tall freestanding fridge freezer next to a built in under stairs cupboard, housing the boiler, consumer unit and gas and electric meters. Window to rear and door into rear Sunroom.

Sunroom
Windows to rear. Access to the rear of the property via side patio door.

Landing
Window to side. Doors to all upstairs rooms. Loft access available.

Bedroom One
Coving. Window to front.

Bedroom Two
Coving. Window to rear.

Shower Room
Three piece suite comprising; separate single shower cubicle with mains fed shower unit installed, vanity unit wash hand basin and low level flush WC. Heated towel rail installed. Window to rear. Laminate flooring.

Rear of the Property
Slabbed dining patio leading to main hardscaped garden laid with stone chippings. Shed installed and rear gated access available to additional land to rear.

Additional Land to Rear
Accessible via a small slip road to the right hand side of 28 New Street. Gated access, suitable to allow larger vehicles. Tarmacked throughout.

Freehold
We are advised by the vendor that the property is freehold. Bloore King and Kavanagh would stress that we have not checked the legal documents to verify the status of the property. A buyer is advised to obtain verification from their solicitor or surveyor.

Brochure Declaration

FIXTURES AND FITTINGS: Only those items specifically mentioned in these sales particulars are included within the sale price. However, the fitted carpets, curtains, light fittings and other items (if any), whilst not included, are negotiable. B K and K have NOT tested any apparatus, equipment, fixture or fitting and so cannot verify they are in working order or fit for their purpose. The buyers are advised to obtain verification from their solicitor or surveyor. CONSUMER PROTECTION REGULATIONS 2008: These particulars have been prepared with care and approved by the vendors (where possible) as correct, but are intended as a guide to the property only, with measurements being approximate and usually the maximum size which may include alcoves, recesses or otherwise as described and you must NOT rely on them for any other purpose. The appearance of an item in any photograph does not mean that it forms part of the property or sale price. Always contact the appropriate branch for advice or confirmation on any points. PLANNING PERMISSION/ BUILDING REGULATIONS: Any reference to the property being extended, altered or converted in any way does not infer that planning permission or building regulations have been granted or applied for, nor do B K and K accept any responsibility for such not having been obtained. Prospective purchasers should always seek verification from their solicitor or surveyor on these aspects. REFERRAL FEES: We refer clients to a number of service providers for various reasons within the scope of our terms, in line with our business and with the client's permission (GDPR 2018). It is your decision whether you choose to deal with any of the companies we recommend however you should be aware that some of these companies provide Bloore King & Kavanagh with a referral fee for recommending them. Referral fees are a maximum of £175.

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements