



Redwood Drive,
Burntwood, WS7 2AU

Offers in the Region Of £280,000

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Situated in a popular residential area of Burntwood, close to Redwood Park and local schools, this well-proportioned four-bedroom home offers excellent family accommodation arranged over two floors and is offered for sale with no onward chain.

The ground floor comprises a welcoming entrance hallway, spacious lounge/diner, fitted kitchen/breakfast room, useful garage and a conservatory providing additional living space with access to the garden.

To the first floor are four well-sized bedrooms, together with a family bathroom and separate shower room, making the property particularly well suited to family living.

The property further benefits from solar panels, off-road parking, an integral garage and an enclosed rear garden. Its convenient location provides easy access to local schools, shops, amenities and the nearby Redwood Park.





Property Specification

NO CHAIN
FOUR BEDROOMS
TWO RECEPTION ROOMS
BREAKFAST KITCHEN
PRIVATELY ENCLOSED GARDEN

Porch

Hallway

Lounge Diner 24' 10" x 11' 7" (7.56m x 3.53m)

Kitchen 16' 8" x 9' 5" (5.08m x 2.87m)

Conservatory 10' 1" x 8' 11" (3.07m x 2.72m)

W/C

Garage 16' 2" x 7' 5" (4.92m x 2.26m)

Landing

Bedroom One 13' 5" x 11' 7" (4.09m x 3.53m)

Bedroom Two 10' 6" x 10' 1" (3.20m x 3.07m)

Bedroom Three 13' 3" x 7' 3" (4.04m x 2.21m)

Bedroom Four 7' 3" x 7' 0" (2.21m x 2.13m)

Bathroom 8' 3" x 5' 6" (2.51m x 1.68m)

En Suite 7' 2" x 6' 3" (2.18m x 1.90m)

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.

Viewer's Note:

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

Floor Plan

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



Total area: approx. 125.1 sq. metres (1346.7 sq. feet)

Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Map Location

