



Woodland Way,
Burntwood, WS7 4UP

Offers in the Region Of £175,000

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Welcome to Woodland Way, Burntwood... Paul Carr Estate Agents are delighted to bring to market this fantastic property, ideal for first time buyers, downsizers or investors.

Located a short walk to Springhill Primary School, this property is perfect for growing families and those who want to be walking distance from local amenities.

An internal inspection reveals the following-

Entrance Porch- The property benefits from an entrance hallway, with storage for coats and shoes.

Kitchen- The hallway leads into the kitchen, which has ample work surface and cupboard space. There is also room for all necessary appliances.

Living Area- The kitchen and living room is all open plan. The lounge is a great size, with room for multiple seating and a dining table.

Bedrooms- The property has three good-sized bedrooms, one at the fore of the property and two located to the rear of the home, overlooking the garden. **Family Bathroom-** The bathroom is located upstairs and comprises of a WC, sink basin and bath with overhead shower.

Garden- The garden is a mix of lawned and patio area, with enough room for growing families and pets to enjoy.

Garage- The property has its own garage, located a short walk away, and can be shown upon viewing the property. If you think Woodland Way could be the one for you, give the team a call today on 01543 686444!





Property Specification

IDEAL FOR FIRST TIME BUYERS/ DOWNSIZERS/ INVESTORS
THREE GOOD SIZED BEDROOMS
OPEN PLAN LAYOUT DOWNSTAIRS
GARAGE
CHARMING REAR GARDEN

Porch

Living Room 15' 5" x 14' 8" (4.69m x 4.46m)

Kitchen 14' 8" x 9' 5" (4.46m x 2.86m)

Landing

Bedroom One 12' 2" x 8' 8" (3.72m x 2.64m)

Bedroom Two 10' 9" x 8' 8" (3.28m x 2.64m)

Bedroom Three 8' 5" x 5' 10" (2.56m x 1.77m)

Bathroom

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: A
Tenure: Freehold

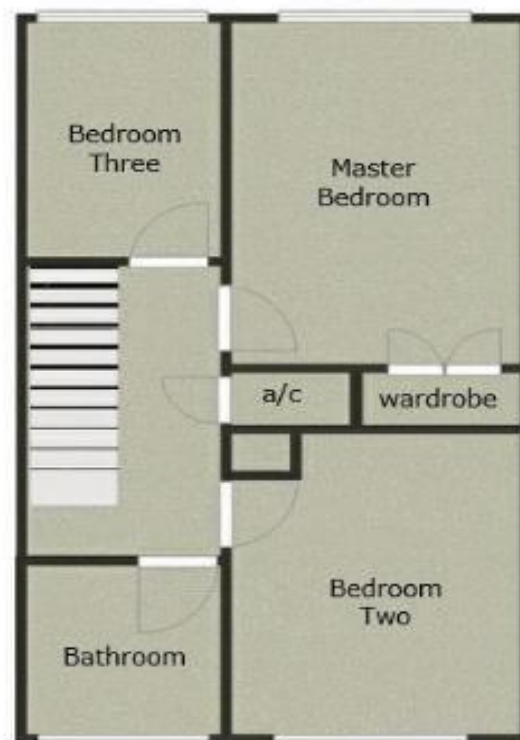
Floor Plan

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

Ground Floor



First Floor



Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Map Location

