



Shirelea Close, Burntwood, WS7 9BZ

Offers In the Region Of £300,000

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AMAZING PLOT SIZE* *EXCEPTION LOCATION, OUTSTANDING POTENTIAL* *NO CHAIN Welcome to Shirelea Close, an enviably positioned three bedroom semi detached property with bags of potential, offered for sale with NO ONWARD CHAIN. Internally this fantastic home features an inviting entrance hall, spacious living and dining area, kitchen with pantry, separate utility room and completing the ground floor is a useful shower room. Stairs lead to the first floor where the property boasts three generous bedrooms and a family bathroom. Externally you have a privately enclosed rear garden, large multi vehicle driveway with separate single garage and to finish off a lovely wrap around fore garden creating an aesthetically pleasing frontage that is nicely set back from the road. Nearby amenities include a handful of shops, easily accessible transport links as well as Fulfen & Highfields Primary Schools within walking distance. **CALL NOW TO VIEW!!!**





Property Specification

NO CHAIN
AMAZING PLOT SIZE
THREE BEDROOMS
LOUNGE DINER
KITCHEN & UTILITY ROOM

Porch

Hall

Lounge/Diner 8.05m (26'5") x 3.64m (11'11")

Kitchen 4.04m (13'3") x 3.72m (12'3") max

Shower Room

Pantry 2.51m (8'3") x 1.00m (3'3")

Utility Room 4.02m (13'2") x 1.33m (4'4")

Landing

Bedroom 1 4.23m (13'11") x 2.95m (9'8") plus 1.32m (4'4") x 1.32m (4'4")

Bedroom 2 3.72m (12'3") x 2.55m (8'5") plus 1.32m (4'4") x 1.32m (4'4")

Bedroom 3 3.15m (10'4") x 2.27m (7'5") plus 1.32m (4'4") x 1.32m (4'4")

Viewer's Note:

Services connected: Mains Gas, Electric and Sewerage
Council tax band: C
Tenure: Freehold

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.

Energy Efficiency Rating

**New
Instruction
Awaiting
E.P.C.**

Map Location



Floor Plan

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

