



Buckley Way,
Burntwood, WS7 3AJ

Offers Over £200,000

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PERFECT FIRST TIME PURCHASE *HIGH SPECIFICATION*

Welcome to Buckley Way, a highly specified two bedroom property situated on the sought after Chasewater Estate in Burntwood and offered for sale with NO ONWARD CHAIN.

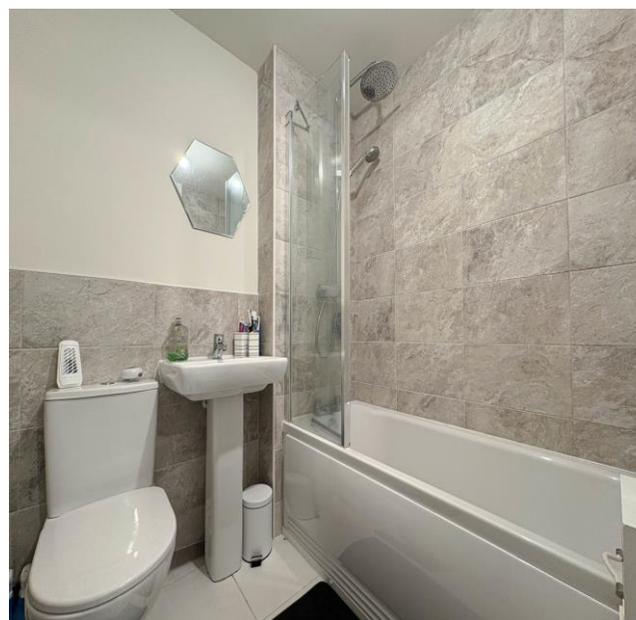
Internally the open plan layout is spacious and offers a lovely living room, upgraded kitchen with appliances, guest W/C and also a utility area. Stairs lead to the first floor where you have two well proportioned bedrooms and a family bathroom.

Outside is a charming garden space, easy to maintain but perfect for those wanting to add their own stamp. To the fore is off road parking.

Burntwood has so much to offer with highly regarded schools, local shops and Chasewater Nature Reserve all within easy walking distance, as well as Lichfield just a 15 minute drive away.

CALL NOW TO VIEW!!





Property Specification

SOUGHT AFTER LOCATION
OPEN PLAN LAYOUT
TWO BEDROOMS
UPGRADED KITCHEN
BATHROOM & GUEST W/C

Entrance Hallway

W/C 4' 3" x 3' 3" (1.30m x 1.00m)

Open Plan Lounge Kitchen 18' 0" x 13' 2" (5.48m x 4.01m)

Landing

Bedroom One 13' 1" x 7' 11" (3.99m x 2.41m)

Bedroom Two 13' 1" x 7' 7" (3.99m x 2.31m)

Bathroom 7' 11" x 6' 11" (2.41m x 2.12m)

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:

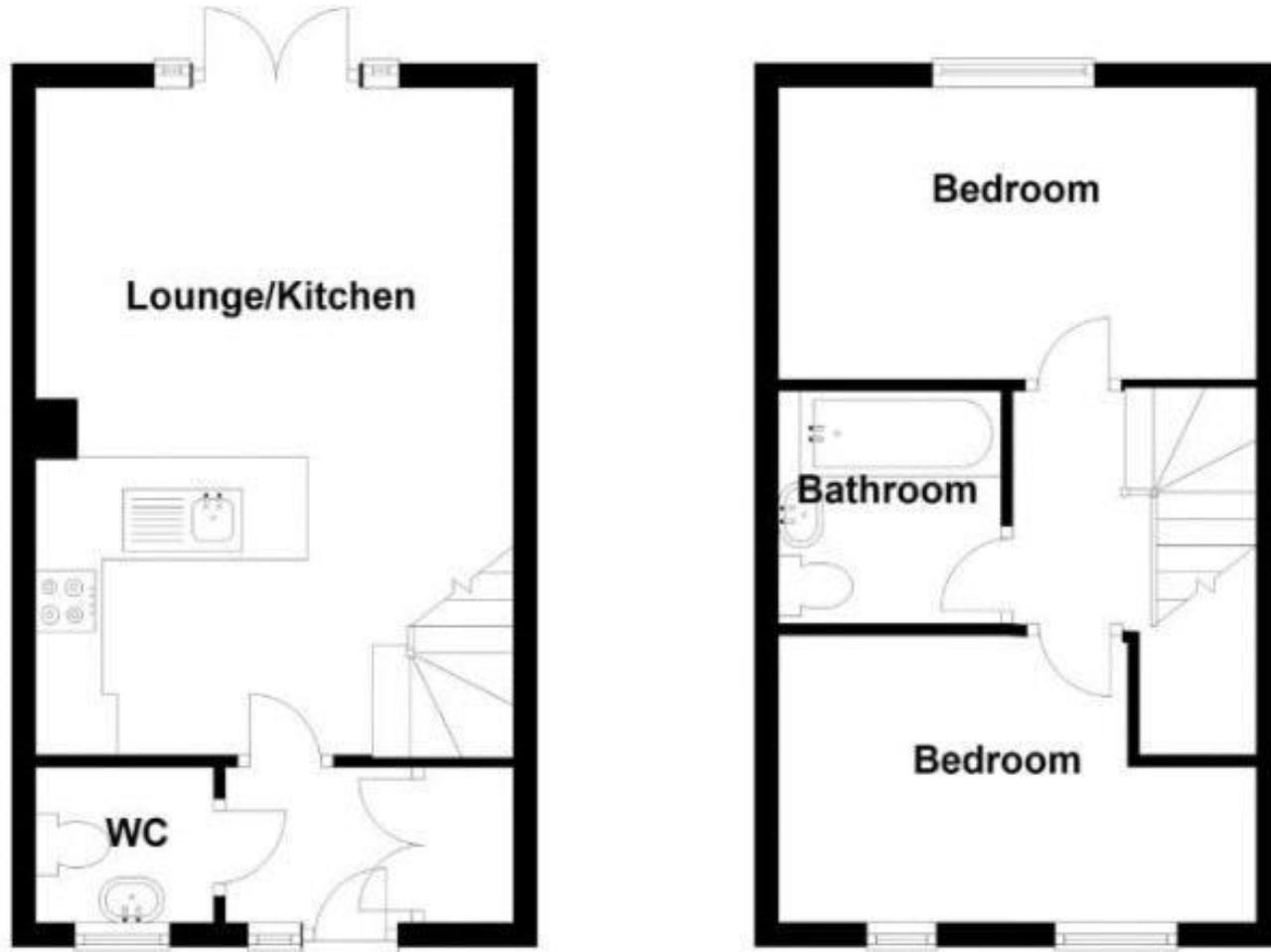
Identity Verification Fee - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. 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. 55.0 sq. metres (591.6 sq. feet)

Energy Efficiency Rating

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | 99 A |
| 81-91 | B | 84 B | |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

Map Location

