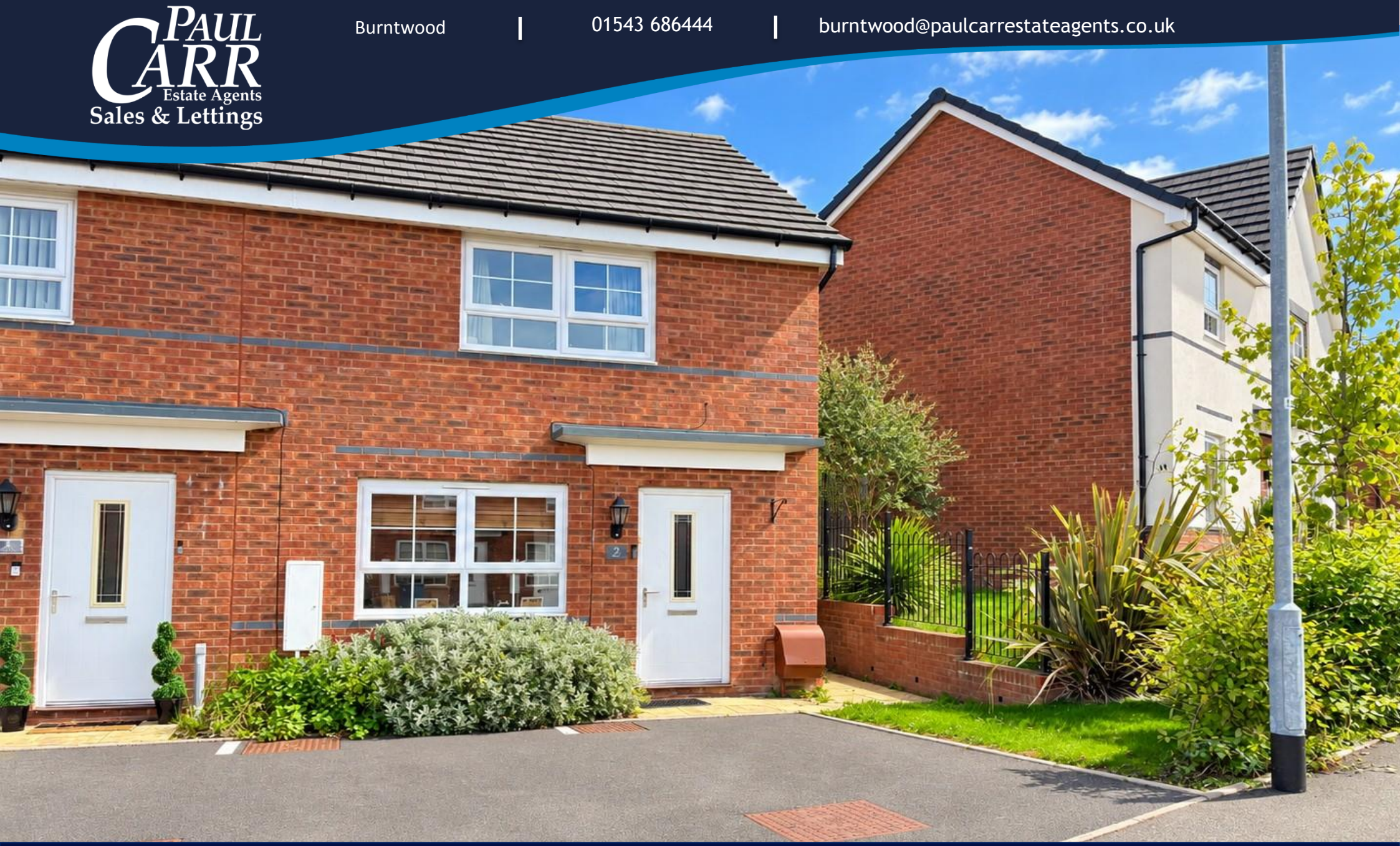
PAUL CARR Estate Agents Sales & Lettings

Burntwood | 01543 686444 | burntwood@paulcarrestateagents.co.uk



Kelly Close, Burntwood, WS7 3AL

Offers in the Region Of £230,000

Offers in the Region Of £230,000

2 *1* *1*

Welcome to Kelly Close, Burntwood Paul Carr Estate Agents are delighted to present this well-positioned property, situated within a popular and sought-after residential development in Burntwood.

The accommodation briefly comprises an entrance hallway leading into a spacious and welcoming living room, together with a well-appointed kitchen/diner offering ample storage and patio doors opening onto the rear garden.

The ground floor also benefits from a convenient guest WC and useful storage cupboard. To the first floor are two generously sized bedrooms and a family bathroom.

Externally, the property enjoys a low-maintenance rear garden, ideal for relaxing or entertaining, along with two allocated parking spaces to the front.

Ideally located for access to local shops, schools and transport links, this lovely home offers comfortable and convenient living in a popular Burntwood location.









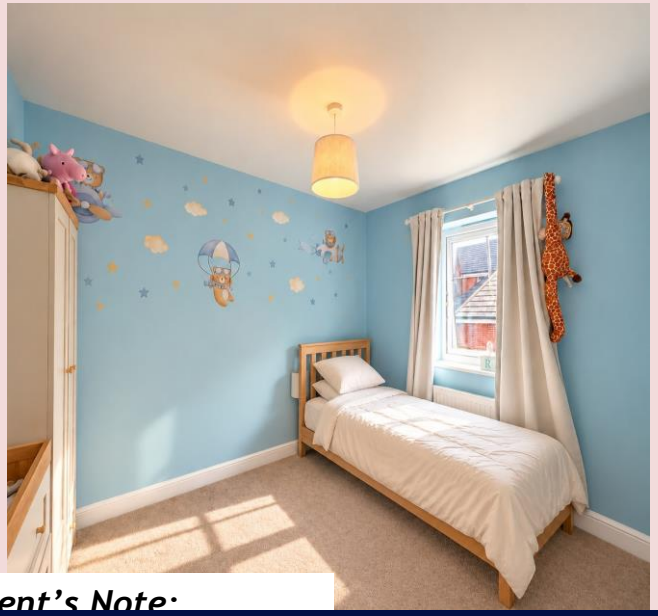














Property Specification

SOUGHT AFTER LOCATION
TWO BEDROOMS
LIVING ROOM
BREAKFAST KITCHEN
PARKING

Entrance Hall

Living Room 12' 11" x 9' 8" (3.94m x 2.94m)

Kitchen/Breakfast Room 9' 3" x 11' 7" (2.82m x 3.54m)

WC

Landing

Bedroom One 11' 7" x 11' 7" (3.54m x 3.54m)

Bedroom Two 11' 2" x 8' 3" (3.41m x 2.52m)

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:

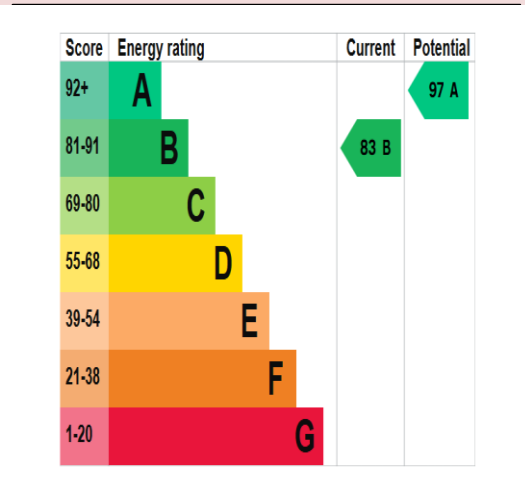
Services connected: Gas, Electric, Water, Drainage
Council tax band: B
Tenure: Freehold

Floor Plan

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



Energy Efficiency Rating



Map Location



www.paulcarrestateagents.co.uk
OnTheMarket.com
rightmove.co.uk
The UK's number one property website
The Property Ombudsman