



Highfield Road,
Burntwood, WS7 9DA

Offers in the Region Of £325,000

Burntwood

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OPEN PLAN KITCHEN DINER

Situated on the much sought after Highfield Road in Burntwood lies this beautifully presented and tastefully refined three bedroom family home.

Internally this lovely property features a welcoming entrance porch, inviting hallway, spacious family living room, stunning modernised kitchen dining space finished to a fantastic standard and offering open plan family living perfect for entertaining friends and family.

Stairs lead to the first floor where you will find three well proportioned bedrooms and a modern family bathroom.

Outside is a charming decking space leading a low maintenance lawn area perfect for those looking to add their own stamp.

To the fore is a multi vehicle driveway and garage which is accessible front and rear. Internal access could also be created for the garage via the porch.

Nearby amenities include a handful of shops, easily accessible links as well as walking distance to Fulfen & Highfields Primary School.

DO NOT MISS YOUR CHANCE TO VIEW!!!









Property Specification

CLOSE TO FULFEN & HIGHFIELDS PRIMARY
SOUGHT AFTER LOCATION
LARGE MULTI VEHICLE DRIVEWAY
THREE BEDROOMS
SPACIOUS LIVING ROOM

Porch 2.23m (7'4") x 1.07m (3'6")

Hall 4.21m (13'10") max x 2.23m (7'4")

Living Room 4.70m (15'5") max x 3.20m (10'6")

Kitchen/Diner 5.51m (18'1") x 3.58m (11'9")

Landing 2.65m (8'8") x 2.02m (6'8") max plus 0.25m (0'10") x 0.25m (0'10")

Bedroom 1 4.01m (13'2") x 3.41m (11'2") plus 0.25m (0'10") x 0.25m (0'10")

Bedroom 2 3.63m (11'11") x 3.58m (11'9")

Bedroom 3 2.04m (6'8") x 2.02m (6'8") plus 0.25m (0'10") x 0.25m (0'10")

Bathroom 2.56m (8'5") x 1.91m (6'3") plus 0.25m (0'10") x 0.25m (0'10")

Garage 5.11m (16'9") x 2.56m (8'5")

Viewer's Note:

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

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.

Floor Plan

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

Energy Efficiency Rating

New
Instruction
Awaiting
E.P.C.

Map Location

