



Buckley Way,
Burntwood, WS7 3AJ

Offers in the region of £260,000

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Welcome to Buckley Way, Burntwood. Paul Carr Estate Agents are delighted to bring to market this fabulous property in a highly sought after residential estate in Burntwood.

A stone's throw from Chase water, shops, highly regarded schools and transport links, you really do have everything you need right on your doorstep.

An internal inspection reveals a light and airy entrance hallway, with two storage cupboards and a downstairs WC.

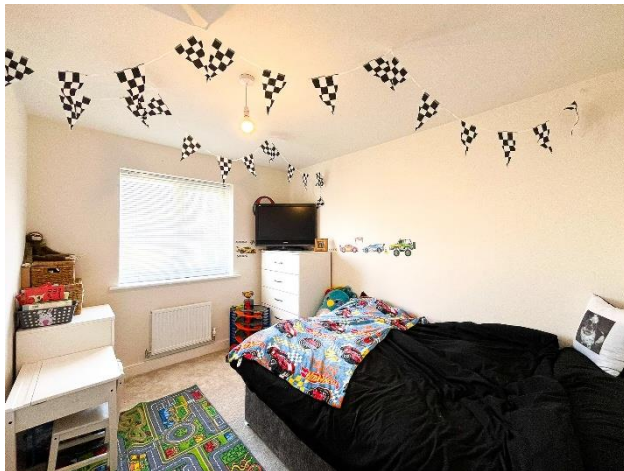
The modern kitchen is located to the fore of the property, with integral appliances and space for a dining table.

The lounge is to the rear of the property with french doors overlooking the charming, low maintenance rear garden.

Upstairs there are three good sized bedrooms, one with an en-suite and a main family bathroom.

Externally the property features two parking spaces to the fore. If you think Buckley Way could be the one for you then call us to arrange a viewing!!





Property Specification

THREE BEDROOMS
SEMI DETACHED
MODERN KITCHEN AND BATHROOM
TWO PARKING SPACES TO THE FORE
5 YEARS LEFT ON THE NHBC WARRANTY

Hallway

Living Room 15' 5" x 12' 11" (4.70m x 3.94m)

Kitchen Diner 11' 3" x 10' 0" (3.43m x 3.05m)

W/C

Landing

Bedroom One 11' 2" x 9' 9" (3.40m x 2.97m)

En Suite

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

Bedroom Three 12' 2" x 6' 7" (3.71m x 2.01m)

Bathroom

Agent's Note:

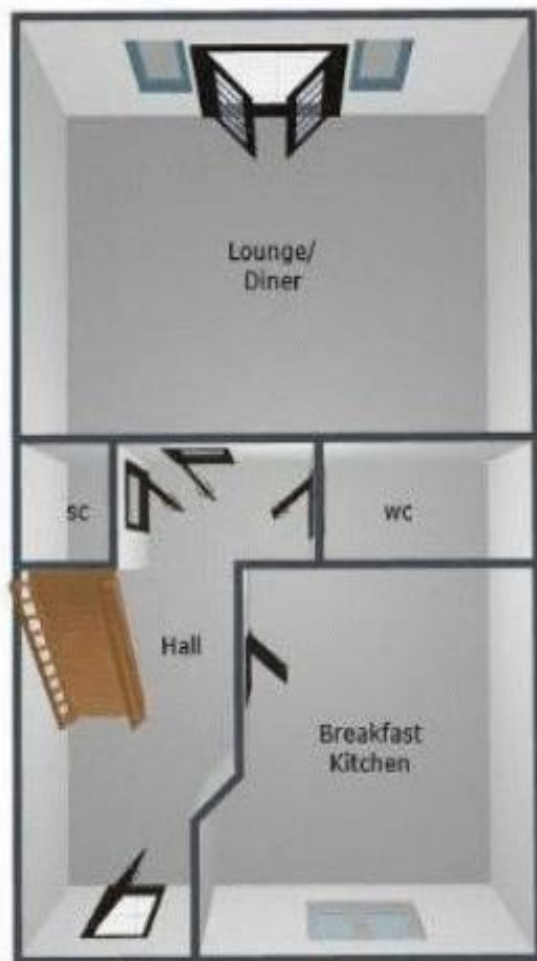
Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or 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:

Viewer's Note:

Council tax band: C

Floor Plan

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



Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Map Location

