



Copthorne Avenue,
Burntwood, WS7 4YH

Offers in the Region Of £240,000

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****NO CHAIN** **WALKING DISTANCE TO ERASMUS DARWIN ACADEMY****

Welcome to Copthorne Avenue, a three bedroom semi detached property in a quaint cul-de-sac location in the sought after Burntwood Area.

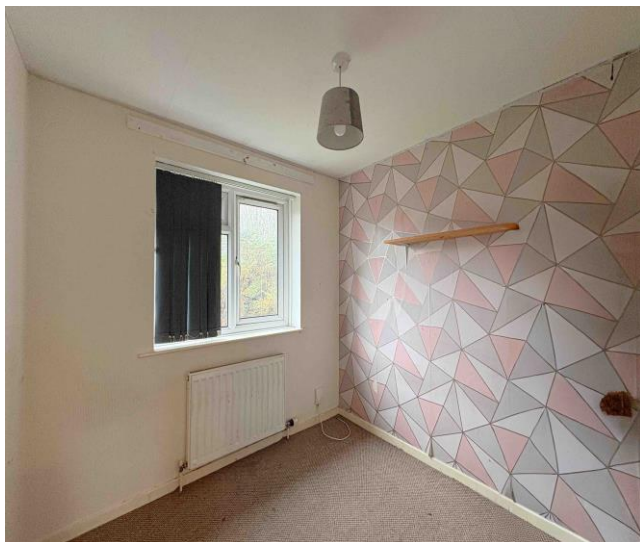
Internally this property offers spacious family living with bags of further potential. You have a large living room, well proportioned kitchen diner, three generous bedrooms with ample storage, a family bathroom and also a useful single garage.

Externally the sweeping driveway can hold multiple vehicles and to the rear is a pleasant, privately enclosed garden, perfect for any growing family.

Amenities nearby include a handful of shops, easily accessible transport links including the M6 Toll Road and also walking distance to well regarded Primary and Secondary Schools.

For more information please give us a call...





Property Specification

NO CHAIN
SOUGHT AFTER CUL-DE-SAC LOCATION
CLOSE TO ERASMUS DARWIN ACADEMY
THREE BEDROOMS
KITCHEN DINER

Hall

Living Room 5.37m (17'7") x 3.34m (10'11")

Kitchen/Diner 4.52m (14'10") max x 4.48m (14'8")

Garage 4.51m (14'10") x 2.20m (7'3")

Landing

Bedroom 1 3.31m (10'10") x 3.15m (10'4")

Bedroom 2 3.37m (11'1") x 3.00m (9'10")

Bedroom 3 2.46m (8'1") x 2.32m (7'7")

Bathroom 2.00m (6'7") x 2.00m (6'7")

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

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | 70 C | 79 C |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

Map Location

