



Hanney Hay Road, Burntwood, WS7 4QZ

Offers In the Region Of £310,000

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WELCOME TO HANNEY HAY ROAD...

Paul Carr Estate Agents are delighted to bring to market this fabulous family home, in one of Burntwood's most sought after locations.

With views of fields to the front and back, you really can't find a home with a better outlook than this! When arriving at the property you are greeted with a large multi vehicle driveway with enough room for plenty of visitors.

Internally you have a light and airy entrance hallway with space for coats and shoes. The main living area is located to the fore of the property, with a bay window, electric fireplace, this really is the perfect place for cosy nights in.

Leading from the living room, you then have another reception area, currently being utilised as a dining area with a separate utility room, with space for all appliances.

To the rear of the property there is another area with patio doors leading outside. The kitchen is well maintained, with a side access door, storage cupboard and views of the garden.

Upstairs there are three good sized bedrooms and a modern family bathroom. Externally the garden has an exceptional outlook onto the horse fields with a little picket fence, a real focal point in the summer months! There is a patio, grassed area and several fish ponds. Close to Erasmus Darwin Academy, local shops, and transport links, you have everything you need right on your doorstep! Contact us to arrange a viewing!!





Property Specification

CLOSE TO ERASMUS DARWIN ACADEMY
FIELD VIEWS TO THE FORE AND REAR
MULTIPLE LIVING AREAS
THREE GOOD SIZED BEDROOMS
WELL MAINTAINED KITCHEN

Hallway

Living Room 16' 10" x 13' 7" (5.13m x 4.14m)

Dining Room 11' 6" x 10' 5" (3.51m x 3.18m)

Sitting Area 7' 8" x 7' 7" (2.34m x 2.31m)

Kitchen 12' 7" x 7' 9" (3.84m x 2.36m)

Utility Room 9' 5" x 5' 11" (2.87m x 1.80m)

Landing

Bedroom One 11' 7" x 10' 7" (3.53m x 3.23m)

Bedroom Two 11' 1" x 8' 7" (3.38m x 2.62m)

Bedroom Three 8' 2" x 8' 0" (2.49m x 2.44m)

Shower Room 7' 1" x 5' 11" (2.16m x 1.80m)

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: Mains Gas, Electric and Sewerage
Council tax band: C
Tenure: Freehold





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

