



Baker Street,
Burntwood, WS7 4RQ

Offers in the Region Of £310,000

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DETACHED FAMILY HOME

FINISHED TO A HIGH STANDARD

Welcome to Baker Street, a 'stand alone' detached family home situated in the ever popular Burntwood location within walking distance of highly regarded schools, shops and transport links.

Internally this wonderful home features a welcoming hallway, lovely family living room, beautiful highly specified kitchen diner with integral appliances, guest W/C and completing the ground floor is the versatile store/office space.

Stairs lead to the first floor where you will find three well proportioned DOUBLE bedrooms with the master having an en suite shower room. The bathroom is very well equipped and finished to a great standard having a separate bath and walk-in shower.

Outside is charming privately enclosed garden, the perfect space for any growing family. You have a patio space, lawn area and also large shed for storage.

To the fore is plenty of off road parking with a block paved driveway.

To register your interest and arrange a viewing - Call us now on 01543 686444











Property Specification



DETACHED FAMILY HOME
LARGE LIVING ROOM
KITCHEN DINER
EN SUITE & FAMILY BATHROOM
GUEST W/C

Hallway

Living Room 16' 5" x 11' 1" (5.00m x 3.38m)

Kitchen Diner 23' 0" x 11' 10" (7.00m x 3.61m)

Study/Store 10' 4" x 4' 6" (3.16m x 1.38m)

W/C

Landing

Bedroom One 13' 6" x 11' 1" (4.12m x 3.38m)

Bedroom Two 14' 9" x 11' 1" (4.50m x 3.39m)

Bedroom Three 11' 8" x 11' 5" (3.56m x 3.49m)

En Suite

Bathroom 13' 0" x 4' 8" (3.95m x 1.41m)

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

Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Map Location

