



Ironstone Road, Burntwood, WS7 1NB

Offers In The Region Of £230,000

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**\*CHARACTERFUL SEMI DETACHED\*** Welcome to Ironstone Road, a charming characterful property situated on a sought after residential street in Burntwood. Internally this fantastic home boasts two generous reception rooms with an open plan modern kitchen space creating a wonderful entertaining area for friends and family and great for modern family living. You also have two double bedrooms and a modern bathroom with recently refitted flooring, Outside is a pleasant privately enclosed rear garden perfect for any keen gardener or growing family. To the fore is on street parking. Nearby amenities include a handful of shops, easily accessible transport links and also well regarded primary and secondary schools within walking distance. **CALL NOW TO VIEW!!!**





## Property Specification

SEMI DETACHED CHARACTER PROPERTY!  
2 DOUBLE BEDROOMS  
2 LIVING AREAS  
MODERN KITCHEN  
BATHROOM WITH SHOWER AND BATH

Living Room 3.85m (12'7") x 3.58m (11'9")

Dining Room 3.58m (11'9") x 3.29m (10'10")

Kitchen 4.76m (15'7") x 2.54m (8'4")

Landing

Bedroom 1 3.70m (12'2") x 3.58m (11'9") plus  
0.02m (0'1") x 0.02m (0'1")

Bedroom 2 3.58m (11'9") x 3.30m (10'10") max plus  
0.02m (0'1") x 0.02m (0'1")

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:

**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 & Water  
Council tax band: B  
Tenure: Freehold  
Other Charges: N/A

# 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		83 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

## Map Location

