



Lawnswood Avenue,
Burntwood, WS7 4SZ

Offers in the Region Of £300,000

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Welcome to Lawnswood Avenue, Burntwood. Paul Carr Estate Agents are delighted to bring to market this fabulous detached family home, on a highly sought after residential estate in Burntwood. Walking distance to the ridgeway primary school, a short drive from supermarkets, and the M6 toll, you have everything you need right on your doorstep.

An internal inspection reveals a welcoming entrance hallway with a downstairs WC, leading into the spacious, bright and airy living space. This incredible back to front living area, offers plenty of room for all the family with patio doors leading into the garden, ideal for the summer months. The property has a dining area which fits a large table, with double doors leading into the kitchen. Well maintained and with room for all appliances the kitchen really is the heart of the home.

Upstairs there are three fantastic sized bedrooms, the main bedroom has fitted wardrobes with windows to the fore and rear, and the main family bathroom features a sink basin, toilet and shower cubicle.

Externally Lawnswood Avenue has a beautiful rear garden, with a patio, grassed area, and room for sheds down the bottom. There is plenty of room for pets and the children to run around and enjoy the outside space. To the fore of the property there is a multi vehicle driveway and an integral garage, ideal for storage.

If you think Lawnswood Avenue could be the house for you, contact us today on 01543686444! This is not one to miss!!





Property Specification

DETACHED FAMILY HOME
WALKING DISTANCE FROM THE RIDGEWAY PRIMARY SCHOOL
3 GOOD SIZED BEDROOMS
SPACIOUS LIVING AREA
GOOD SIZED KITCHEN

Hall

WC

Living Room 5.85m (19'2") x 3.98m (13'1")

Sitting Room 3.98m (13'1") x 2.42m (7'11")

Kitchen 3.90m (12'10") x 3.80m (12'6")

Dining Room 3.80m (12'6") x 3.42m (11'3") max

Garage

Bathroom

Landing

Bedroom 1 6.08m (19'11") x 4.46m (14'8") plus 0.41m (1'4") x 0.41m (1'4")

Bedroom 2 3.12m (10'3") max x 2.30m (7'7") plus 0.41m (1'4") x 0.41m (1'4")

Bedroom 3 2.69m (8'10") x 2.50m (8'2") plus 0.41m (1'4") x 0.41m (1'4")

Viewer's Note:

Tenure: Freehold

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.

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

