



Norton Lane,
Burntwood, WS7 0HN

Offers in the Region Of £400,000

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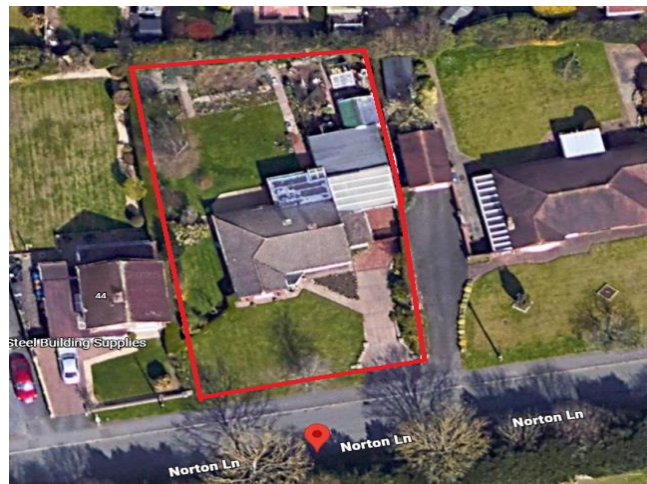
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0.21 ACRE PLOT* *UNRIVALLED POTENTIAL Welcome to Norton Lane, Burntwood. Paul Carr Estate Agents are delighted to bring to market this fabulous detached bungalow, located in a highly desirable part of Burntwood.

An internal inspection reveals a welcoming entrance porch/ hallway leading into the spacious living area located to the fore of the property. The three good sized bedrooms are located off the main hallway, each with large windows allowing ample light through. Bedroom two overlooks the rear garden and even has its own sliding doors leading outside, perfect for those summer months! The rest of the living space is located to the rear of the bungalow, the well maintained kitchen, with separate utility room, and dining room overlooks the garden. There is also an extra WC alongside the main family bathroom, which is perfect for when you have guests visiting.

Externally there is a fantastic garage/ workshop with additional storage space, perfect for those who want a bungalow but do not want to compromise on space! The charming rear garden has a grassed and patio area, and to the fore of the property is the multi vehicle driveway and additional front garden. A short walk to Swan Island, where you can find local shops, florists, doctors and cafe's you really do have everything you need on your doorstep.

'The Swan' pub is also in walking distance, a locals favourite for a drink and a bite to eat! If you think Norton Lane could be the one for you, GIVE US A CALL TODAY!!







Property Specification

Porch

Hall 5.63m (18'5") x 2.00m (6'7")

Living Room 4.75m (15'7") x 3.91m (12'10")

Kitchen 4.20m (13'9") x 3.20m (10'6")

Dining Room 3.30m (10'10") max x 2.53m (8'4")

Bedroom 1 3.82m (12'6") x 3.23m (10'7")

Bedroom 2 3.31m (10'10") x 3.13m (10'3")

Bedroom 3 3.82m (12'6") x 2.67m (8'9")

Bathroom

WC 2.15m (7'1") x 1.10m (3'7")

Utility Room 3.48m (11'5") x 2.12m (6'11")

Garage 5.08m (16'8") x 3.14m (10'4")

Workshop 3.25m (10'8") x 2.58m (8'6")

Store Room 3.25m (10'8") x 2.62m (8'7")

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:

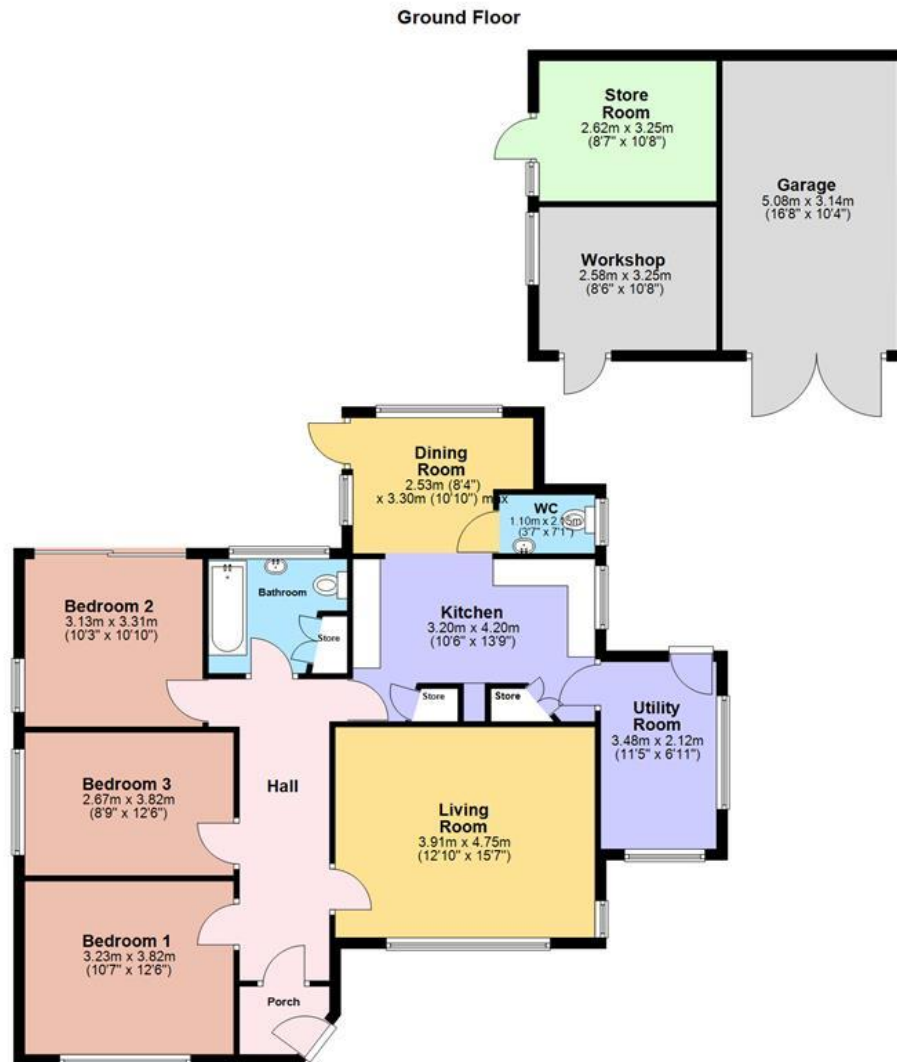
Identity Verification Fee - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. 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: E
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

