



Lichfield Road,
Burntwood, WS7 0HQ

Offers Over £190,000

Burntwood

Offers Over £190,000

3  1  1 

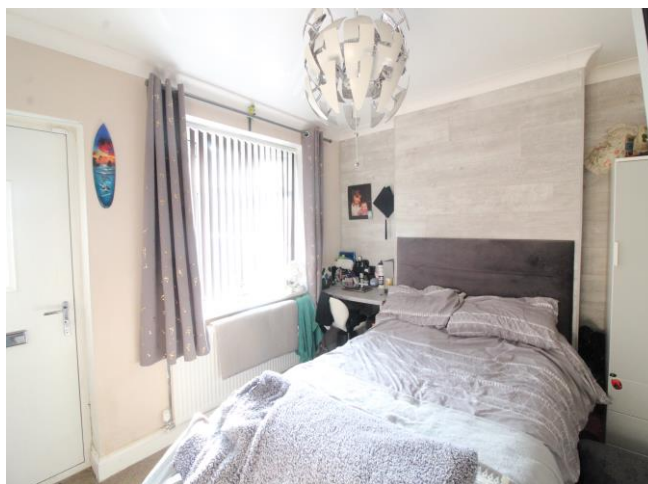
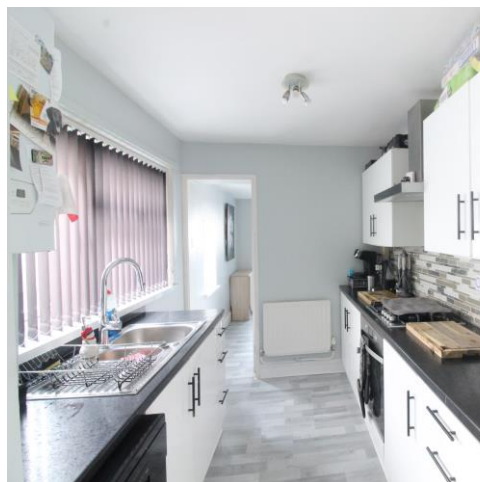
Paul Carr Estate Agents are pleased to offer this nicely presented semi detached property conveniently located on the Lichfield Road withing easy access to shops, transport links, schools and amenities.

The home comes with a parking space to the front with front door leading to the front reception room, currently used as a bedroom, this leads into the lobby with under stairs cupboard and second reception room ideal to relax in.

Continuing through is a fitted kitchen with separate breakfast area and utility leading off.

On the first floor are three good sized bedrooms that are accompanied by the shower room.

The rear garden has been stone chipped for easy maintenance with outside tap and gated access.





Property Specification

SEMI DETACHED HOUSE
THREE BEDROOMS
TWO RECEPTION ROOMS
REFURBISHED PROPERTY
FIRST FLOOR SHOWER ROOM

Reception One 11' 10" x 10' 10" (3.60m x 3.30m)

Reception Two 11' 11" x 11' 11" (3.63m x 3.63m)

Kitchen 13' 11" x 7' 6" (4.24m x 2.28m)

Breakfast Area 8' 8" x 6' 9" (2.64m x 2.06m)

Utility 7' 2" x 6' 9" (2.18m x 2.06m)

Bedroom One 11' 9" x 10' 10" (3.58m x 3.30m)

Bedroom Two 8' 11" x 7' 9" (2.72m x 2.36m)

Bedroom Three 14' 3" x 7' 6" (4.34m x 2.28m)

Shower Room 7' 1" max x 4' min x 8' 11"
(2.16m max x 1.22 min x 2.72m)

Rear Garden

Off Road Parking

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: 6th April 2022

Viewer's Note:

Services connected: Gas, Electric & Water Mains
Council tax band: B
Tenure: Freehold

Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only



Energy Efficiency Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		86
(81-91)	B		
(69-80)	C		
(55-68)	D	59	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Map Location

