



Marton Avenue,
Burntwood, WS7 2EH

Offers in the Region Of £280,000

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Welcome to Marton Avenue, a beautifully presented three bedroom semi detached property situated in a quaint cul-de-sac location in a sought after part of Burntwood.

Internally this wonderful home features a welcoming entrance hall, large open plan living area, dining space, well equipped kitchen as well as a conservatory and integral single garage.

Stairs lead to the first floor where the property boasts three well proportioned bedrooms and a lovely, modern family shower room.

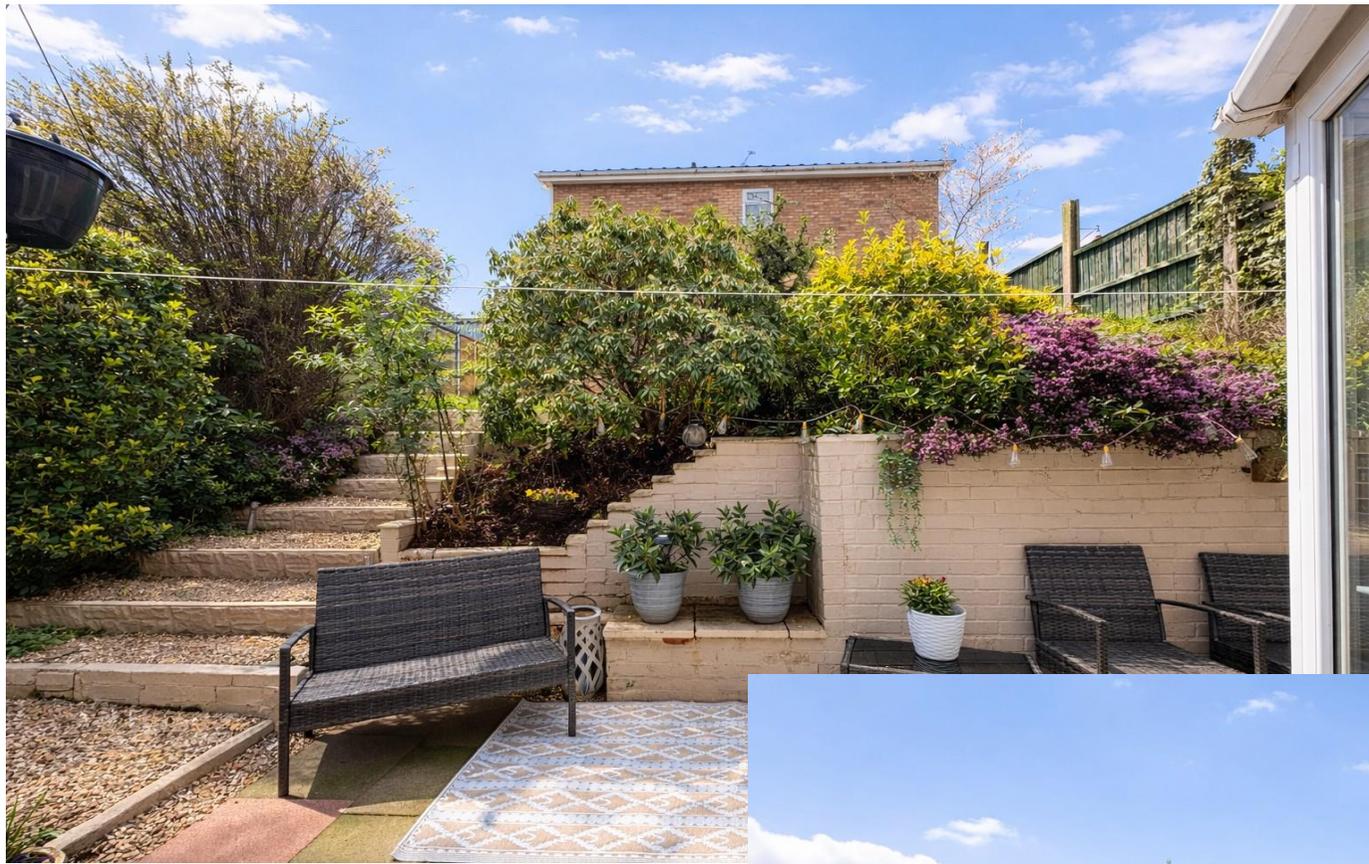
Outside is a privately enclosed two tier garden with a charming patio area and raised lawn. To the fore is a multi vehicle gravelled driveway.

Nearby amenities include a handful of shops within walking distance, highly regarded schools and also easily accessible transport links.

CALL NOW TO VIEW!!!









Property Specification

SOUGHT AFTER LOCATION
NEAR TO SCHOOLS, SHOPS AND TRANSPORT LINKS
THREE BEDROOMS
THREE RECEPTION ROOMS
MODERN SHOWER ROOM

Porch

Hall

Living Room 7.28m (23'11") x 4.55m (14'11")

Dining Area 3.12m (10'3") x 2.34m (7'8")

Kitchen 4.51m (14'10") x 2.52m (8'3")

Garage

Conservatory

Landing

Bedroom 1 3.91m (12'10") x 3.21m (10'6")

Bedroom 2 3.48m (11'5") x 2.00m (6'7")

Bedroom 3 2.51m (8'3") x 2.17m (7'1")

Bathroom

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: B
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

