



Oak Lane,
Burntwood, WS7 2HD

Offers in the Region Of £175,000

Burntwood

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EXCELLENT PROJECT PROPERTY
NO CHAIN

Welcome to Oak Lane, a two bedroom semi detached property situated on a sought after residential street in Burntwood and offered for sale with no onward chain.

Internally the property comprises a welcoming entrance hall, spacious living area, extended kitchen space, downstairs W/C, two generous bedrooms and also a bathroom.

Outside is a pleasant privately enclosed garden and to the fore is a multi vehicle driveway.

Nearby amenities include a handful of shops, easily accessible transport links, a variety of schools and also Gentleshaw common within walking distance.

This property would make an excellent home, project or even an investment opportunity!

CALL NOW TO VIEW!!!





Property Specification

NO CHAIN
SOUGHT AFTER LOCATION
TWO BEDROOMS
KITCHEN
LIVING AREA

Hall

WC

Living Room 4.31m (14'2") x 3.59m (11'9")

Kitchen 4.60m (15'1") x 4.46m (14'8")

Landing

Bedroom 1 4.32m (14'2") x 3.49m (11'5") plus
0.15m (0'6") x 0.15m (0'6")

Bedroom 2 2.88m (9'5") x 2.25m (7'5") plus 0.15m
(0'6") x 0.15m (0'6")

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:

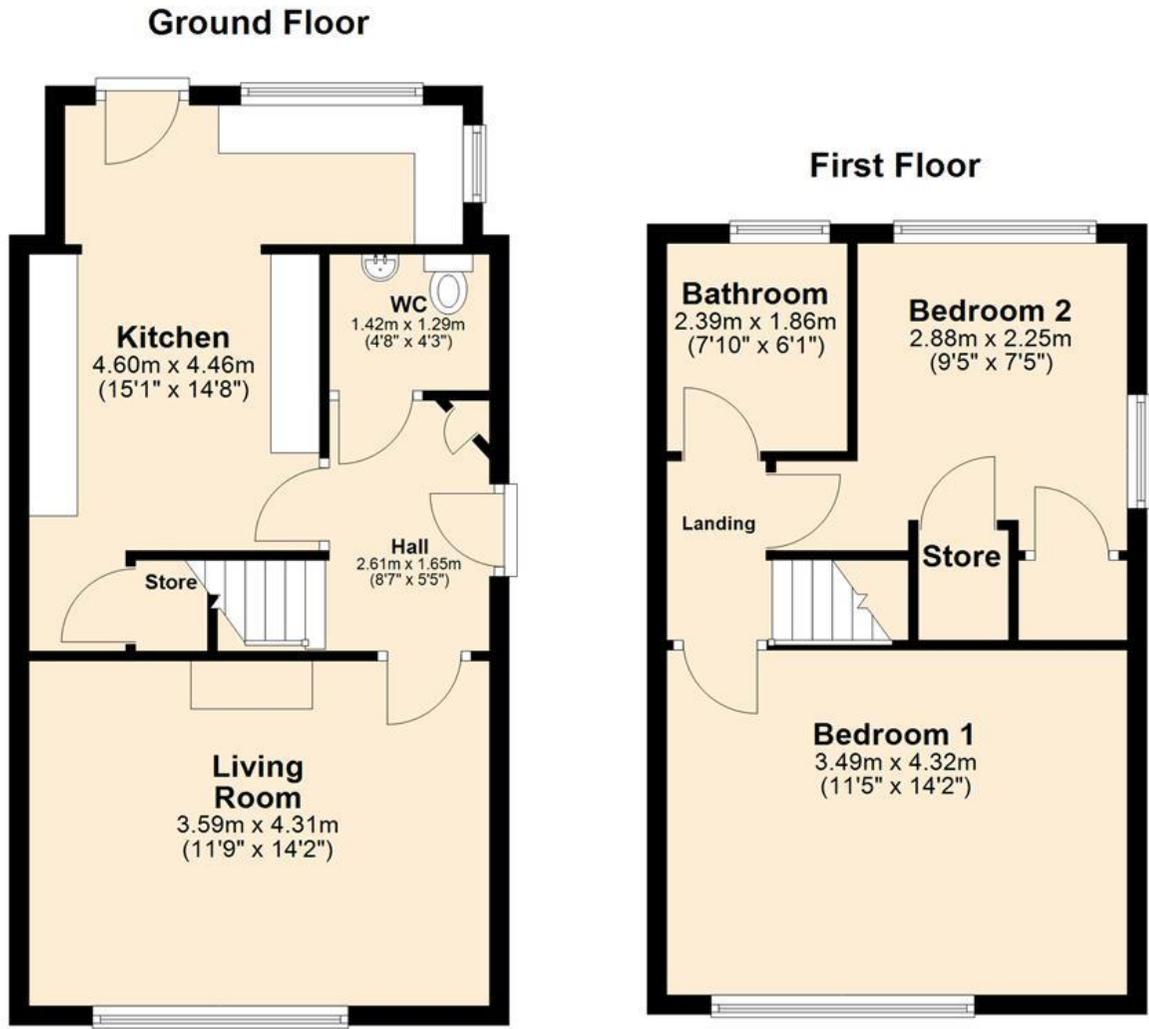
Identity Verification Fee - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract.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

