



Chorley Road,
Burntwood, WS7 2NU

Offers in the Region Of £190,000

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PERFECT FIRST TIME PURCHASE.... New year, new home? Welcome to Chorley Road, a well presented characterful property situated in the sought after Burntwood area.

Internally this wonderful home comprises two generous reception rooms, a kitchen area with storage and also a ground floor bathroom. You also have a useful cellar perfect for storage.

Stairs lead to the first floor where you will find two well proportioned bedrooms, both comfortable double rooms with a large amount of space. Outside is a pleasant rear garden with lawn area, patio and also off road parking.

To the fore is also additional on road parking if needed. Nearby amenities include a handful of shops, easily accessible transport links and also highly regarded primary and secondary schools.

With Gentleshaw Common also on your doorstep this really is a lovely home and could be an incredible step on the ladder or perfect downsize.

CALL NOW TO VIEW!!!







Property Specification

EXCELLENT FIRST TIME PURCHASE
SOUGHT AFTER LOCATION
NEAR GENTLESHAW COMMON
TWO RECEPTION ROOMS
TWO DOUBLE BEDROOMS

Living Room 4.08m (13'5") x 3.08m (10'1")

Dining Room 4.08m (13'5") x 3.50m (11'6")

Cellar 2.42m (7'11") x 2.00m (6'7")

Kitchen 2.78m (9'1") x 2.23m (7'4")

Bathroom 2.47m (8'1") x 2.30m (7'7")

Landing

Bedroom 1 4.08m (13'5") x 3.17m (10'5")

Bedroom 2 4.08m (13'5") x 3.55m (11'8") plus
0.14m (0'6") x 0.14m (0'6")

Store

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: A
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

