



Oakley Road, Burntwood, WS7 3RT

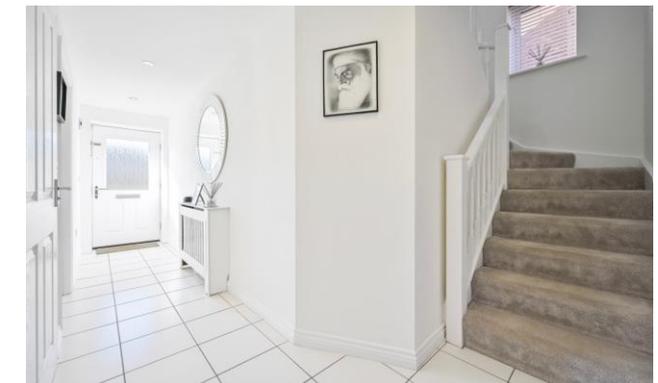
Offers In the Region of £350,000

Oakley Road, Burntwood

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Introducing this BEAUTIFUL property- Oakley Road, Burntwood. Paul Carr Burntwood, are delighted to bring to market this immaculate, show home standard property, located in one of the most sought after residential estates in the area. Located quite literally a stones throw from Burntwoods most natural treasure Chasewater, Oakley Road is perfect for families who love the great outdoors. Despite being so close to open spaces, you also have local supermarkets and Burntwoods most highly regarded secondary school right on your doorstep. Internally the current owners have taken great care in maintaining the property to a high standard. Upon entry you are greeted with a bright and airy entrance hallway and a downstairs WC, ideal for visitors. The kitchen is modern and located to the rear of the property, with room for a fridge/ freezer and benefits from a side access door into the garden. The living area allows in lots of natural light, with patio doors leading into the outside space, perfect for the summer months. The property also has a separate dining area to the fore, which could be utilised as a playroom/ downstairs office. Upstairs there are three good sized bedrooms, and the main bedroom features its own en-suite shower room. The main family bathroom has a bath with an overhead shower, so there really is something for all the family. The upstairs has an additional storage cupboard and each of the bedrooms have their own built in wardrobes, so you certainly are not short of space! Externally Oakley Road has a multi vehicle driveway to the fore, an integral garage, and a stunning landscaped rear garden with a patio and grassed area. If you think Oakley Road could be the one for you, contact the team today on 01543686444 to arrange a viewing!!



Property Specification

SHOW HOME STANDARD DETACHED PROPERTY
THREE BEDROOMS WITH BUILT IN WARDROBES
MODERN KITCHEN AND BATHROOMS
DINING ROOM / PLAYROOM / AT HOME OFFICE
DOWNSTAIRS WC

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. Come 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.

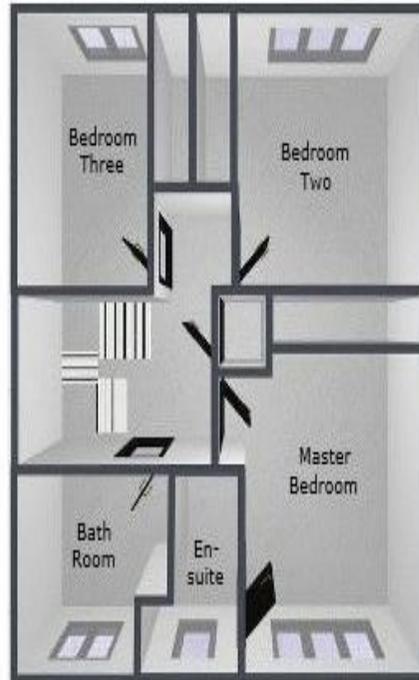
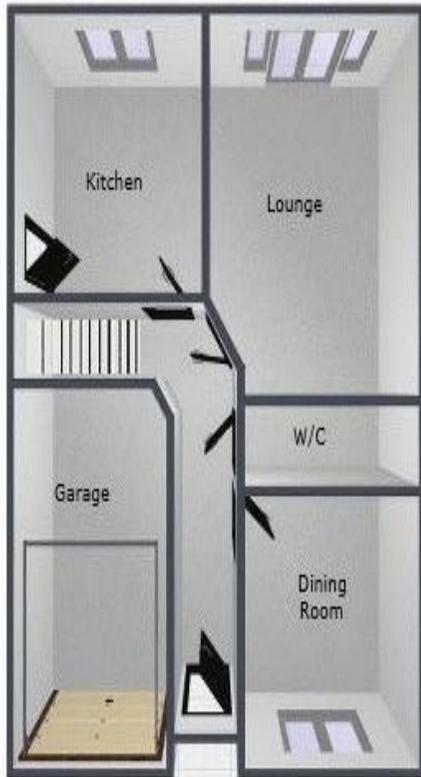
Viewer's Note:

Services connected: Mains Gas, Electric and Sewerage
Council tax band: D
Tenure: Freehold



Floor Plan

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



Energy Efficiency Rating

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | 93 A |
| 81-91 | B | 82 B | |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

Map Location





PETER
CARR

