



Thorpe Avenue,  
Burntwood, WS7 1NF

Offers in the Region Of £295,000



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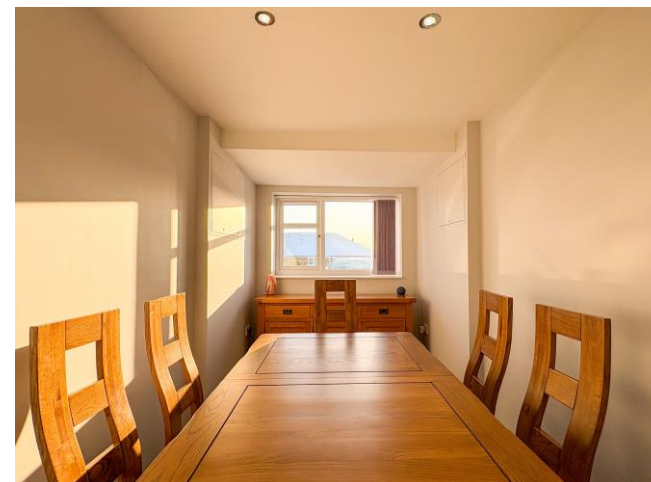
Welcome to Thorpe Avenue, Burntwood. Paul Carr Estate Agents are delighted to bring to market this 'move in ready' home on a highly desirable residential estate in Burntwood.

This exceptional property has everything you could want and the current owners have paid extra attention to detail during ownership to create a beautiful family home. Internally the property features a light and airy entrance hallway, a spacious living room and well equipped kitchen.

The property also benefits from a separate utility room, downstairs shower room and a dining room which could be utilised as an extra bedroom, playroom or at home office.

Upstairs there are three double bedrooms and a modern family bathroom. Externally there is a stunning rear garden, perfect for enjoyment in the warmer months, and a large multi vehicle driveway to the fore.

If you think Thorpe Avenue could be the one for you, contact us today!!!











## Property Specification

IDEAL FAMILY HOME  
IMMACULATE THROUGHOUT  
3 GOOD SIZED BEDROOMS  
GARAGE CONVERSION  
UTILITY ROOM

### Porch

Hall 4.50m (14'9") x 1.23m (4')

Utility 1.82m (6') x 1.74m (5'9")

Shower Room 2.00m (6'7") x 1.95m (6'5")

Dining Room 4.71m (15'5") x 2.37m (7'9")

Living Room 5.99m (19'8") x 3.14m (10'4")

Kitchen 5.22m (17'1") x 2.38m (7'10")

Shower Room 2.40m (7'10") x 2.30m (7'7") plus  
0.29m (0'11") x 0.29m (0'11")

Bedroom 2 3.37m (11'1") x 3.27m (10'9") plus  
0.29m (0'11") x 0.29m (0'11")

Bedroom 1 4.39m (14'5") x 3.27m (10'9") plus  
0.29m (0'11") x 0.29m (0'11")

Bedroom 3 3.69m (12'1") x 2.30m (7'7") plus 0.29m  
(0'11") x 0.29m (0'11")

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*

