



Collis Close,  
Burntwood, WS7 3RQ

Offers In The Region Of £200,000

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Welcome to Collis Close, a superbly presented two bedroom property situated in the sought after Burntwood area and being the perfect first time purchase or investment opportunity.

Internally the open plan layout works extremely well with a high spec kitchen, spacious living space, guest W/C and also additional storage.

Stairs lead to the first floor where the property boasts two double bedrooms and a family bathroom.

Outside is a well manicured and privately enclosed rear garden and there is parking for two vehicles to the fore.

Nearby amenities include easily accessible transport links, local shops and highly regarded schools. CALL NOW TO VIEW!!!





## Property Specification

SOUGHT AFTER LOCATION  
NEAR TO SCHOOLS, SHOPS AND TRANSPORT LINKS  
SPACIOUS OPEN PLAN LAYOUT  
HIGH SPEC KITCHEN  
CALL NOW TO VIEW!!!

### Hallway

Kitchen 13' 1" x 9' 11" (3.99m x 3.02m)

Living Room 13' 1" x 8' 9" (3.99m x 2.67m)

### Landing

Bedroom One 13' 1" x 9' 4" (3.99m x 2.84m)

Bedroom Two 13' 1" x 7' 6" (3.99m x 2.29m)

Bathroom 6' 6" x 6' 7" (1.99m x 2.00m)



### 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:

### Viewer's Note:

Services connected: Gas, Electric, Mains Sewerage  
Council tax band: B  
Tenure: Freehold years remaining, lease from

# 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		97 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## Map Location

