



Redwood Drive,
Burntwood, WS7 2AU

Offers in the Region Of £230,000

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Welcome to Redwood Drive, Burntwood. Paul Carr Estate Agents are delighted to bring to market, a wonderful property, located on the ever popular Redwood Estate.

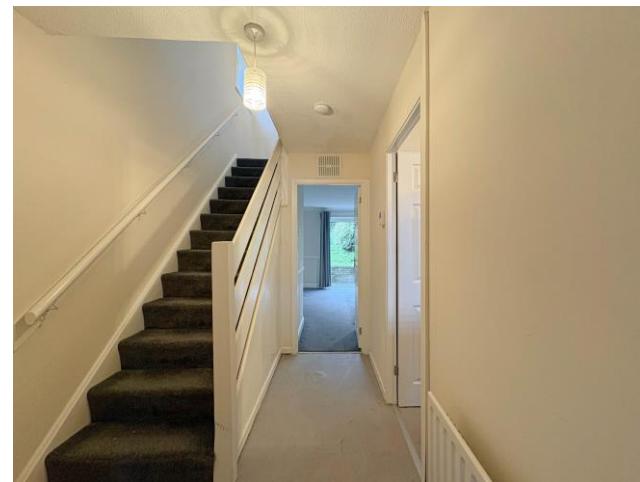
Offered with no onward chain, this is a great opportunity for investors, first time buyers, or those simply looking for chain free purchase. An internal inspection reveals a good sized entrance hallway, leading into the kitchen, with space for all essential appliances. The main living area is situated to the rear of the property overlooking the charming rear garden.

Upstairs the property has three good sized bedrooms, ideal for growing families, or those needing an at home office, and a main bathroom.

Externally there is off road parking located to the rear of the property, and it even comes with its own garage, perfect for extra storage.

Close to local schools, shops and transport links, Redwood Drive really does have everything you could need, right on your doorstep!

Contact us today to arrange a viewing!!



Property Specification

NO CHAIN
SOUGHT AFTER LOCATION
THREE BEDROOMS
SPACIOUS LIVING ROOM
BRAND NEW 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.

Hall 4.67m (15'4") x 1.84m (6')

Kitchen 3.74m (12'3") max x 2.63m (8'8")

Living Room 4.47m (14'8") x 4.44m (14'7") max

WC 2.44m (8') x 0.84m (2'9")

Landing 3.16m (10'4") x 1.94m (6'4")

Bedroom 1 3.96m (13') x 2.66m (8'9")

Bedroom 2 3.65m (12') x 2.66m (8'9")

Bedroom 3 2.76m (9'1") x 1.76m (5'9")

Bathroom 2.20m (7'3") x 1.84m (6')

Viewer's Note:

Services connected: Gas, Electric, Water, Drainage

Council tax band: B

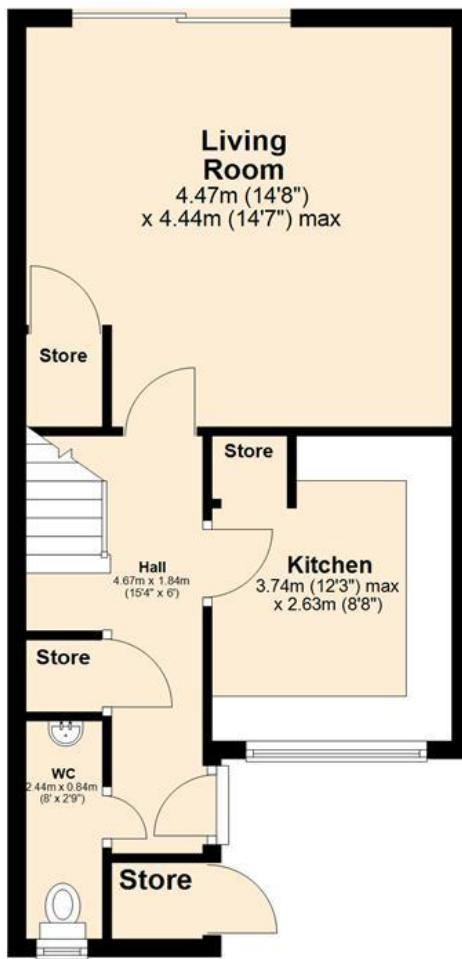
Tenure: Freehold

Floor Plan

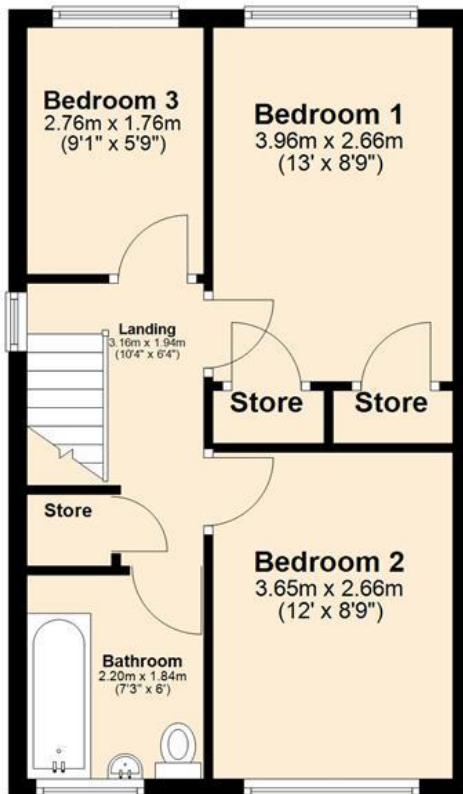
This floor plan is not drawn to scale and is for illustration purposes only

Energy Efficiency Rating

Ground Floor



First Floor



**New
Instruction
Awaiting
E.P.C.**

Map Location

