



Queen Street,  
Burntwood, WS7 4QQ

Offers in the Region Of £215,000



# Burntwood

Offers in the Region Of £215,000



**\*STUNNING INTERIOR\* \*PERFECT FIRST TIME PURCHASE\***  
**\*CLOSE TO ERASMUS DARWIN ACADEMY\***

WOW, Welcome to Queen Street, an immaculately presented and tastefully refined two bedroom end terrace property situated in the sought after Burntwood area.

Internally this beautiful home features an inviting dining area, spacious but cosy living room, recently refitted modern kitchen with integral appliances and completing the ground floor is the utility area and guest W/C.

Stairs lead to the first floor where the property boasts two generous double bedrooms with ample storage space and characterful high ceilings. Completing the first floor is the well equipped shower room.

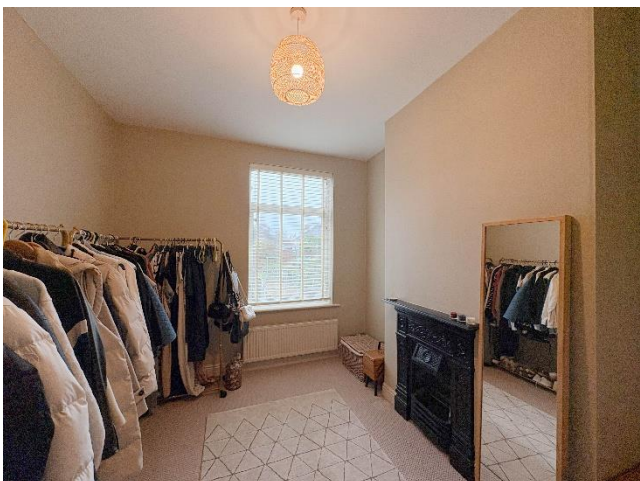
Outside is a charming and private rear garden, perfect for any keen gardener or those that want a low maintenance space.

Nearby amenities include a handful of shops, easily accessible transport links and also well regarded Primary and Secondary Schooling.

If you are in the market for turn-key home with charm, character and style, then look no further!!!









## Property Specification

STUNNING THROUGHOUT  
RECENTLY REFITTED KITCHEN  
TWO GENEROUS BEDROOMS  
TWO RECEPTION ROOMS  
MODERN SHOWER ROOM

Dining Room 13' 0" x 11' 3" (3.95m x 3.43m)

Living Room 12' 8" x 12' 1" (3.87m x 3.68m)

Modern Fitted Kitchen 6' 3" x 14' 8" (1.90m x 4.48m)

Utility Room

W/C

Landing

Bedroom One 13' 0" x 11' 5" (3.96m x 3.48m)

Bedroom Two 9' 7" x 12' 0" (2.93m x 3.65m)

Shower Room



### 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:

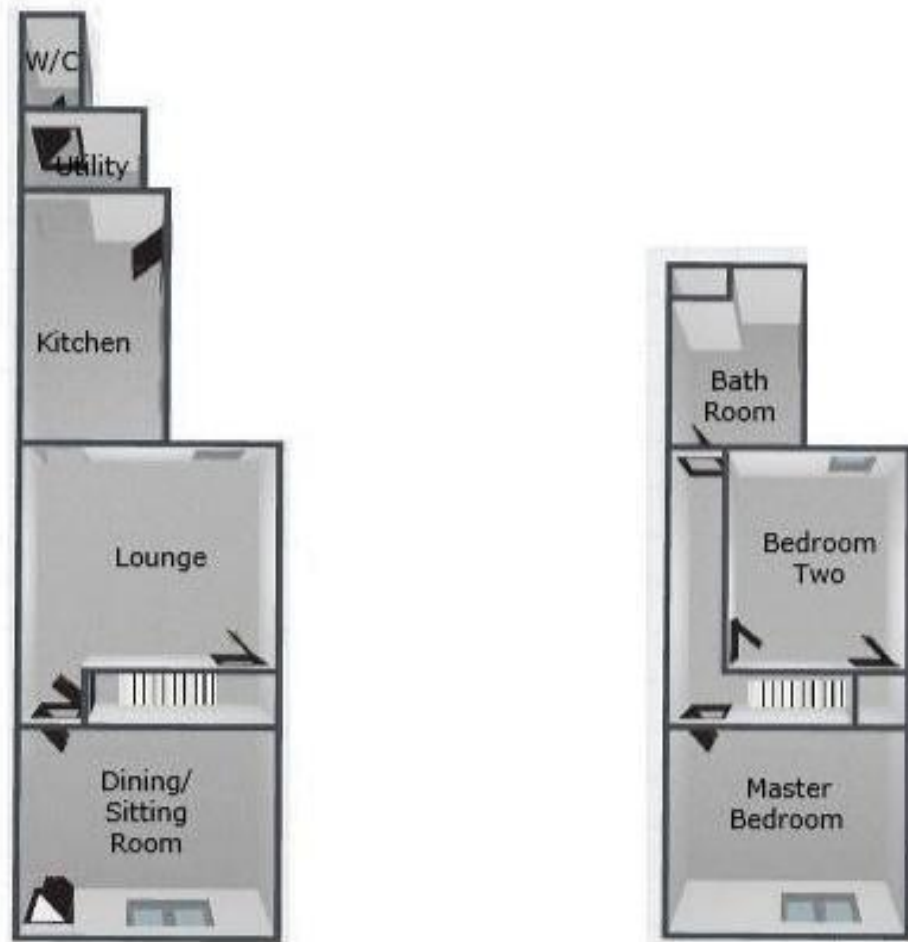
**Identity Verification Fee** - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. 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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D		
39-54	E	45 E	
21-38	F		
1-20	G		

## Map Location

