



Slade Avenue,  
Burntwood, WS7 2EL

Offers in the Region Of £275,000

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Welcome to Slade Avenue, a beautifully presented family home situated in the sought after Burntwood area.

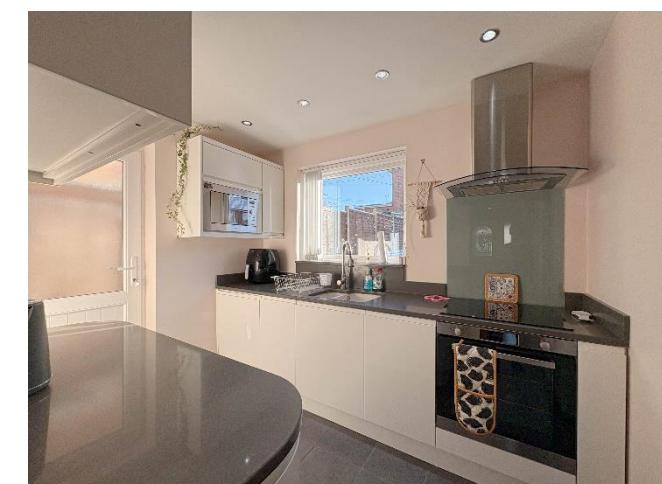
Internally this well maintained home features an inviting porch, entrance hall, large family lounge diner and completing the ground floor is the modern kitchen with recently fitted induction hob and quartz work surfaces. Stairs lead to the first floor where you will find three well proportioned bedrooms and a well equipped bathroom. Other works recently carried out include the loft being boarded and insulated, re-wire/earthing done to electric and also a new boiler in 2025.

Outside features a lovely privately enclosed garden with a lawn and patio area and to the fore is a multi vehicle driveway and garage.

Nearby amenities include a handful of shops, easily accessible transport links and also highly regarded local primary and secondary schools.

**CALL NOW TO VIEW!!!**





# Property Specification



WELL PRESENTED THROUGHOUT  
SOUGHT AFTER LOCATION  
THREE BEDROOMS  
LARGE LOUNGE DINER  
MODERN KITCHEN

## Hallway

Lounge Diner 21' 4" x 10' 8" (6.50m x 3.25m)

Kitchen 9' 4" x 6' 0" (2.84m x 1.83m)

## Garage

## Landing

Bedroom One 10' 9" x 10' 5" (3.28m x 3.18m)

Bedroom Two 10' 8" x 10' 0" (3.25m x 3.05m)

Bedroom Three 9' 4" x 7' 5" (2.84m x 2.26m)

Bathroom 9' 4" x 7' 0" (2.84m x 2.13m)

## 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.

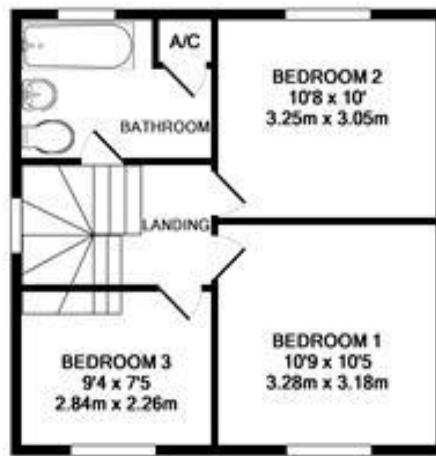
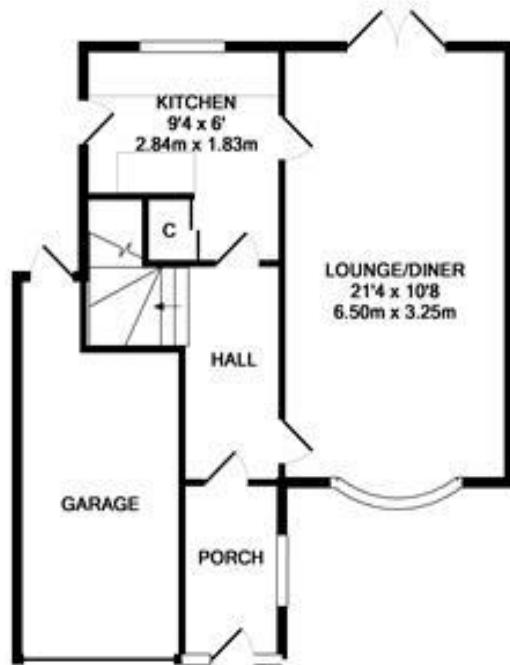
## Viewer's Note:

Services connected: Gas, Electric, Water, Drainage  
Council tax band: C  
Tenure: Freehold

# Floor Plan

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

## Energy Efficiency Rating



## Map Location

SLADE AVENUE, BURNTWOOD  
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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