



Princess Street,
Burntwood, WS7 1JW

Offers in the Region Of £200,000

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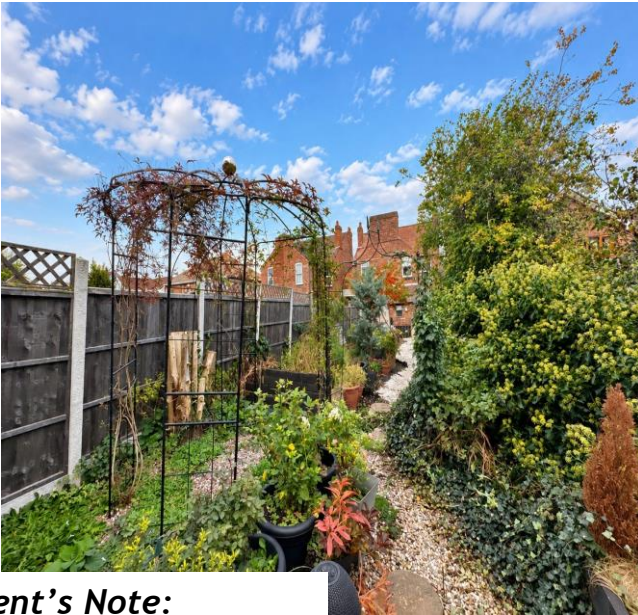
Paul Carr Estate Agents are delighted to bring to market this fabulous, characterful home, ideally situated in the heart of Burntwood. Boasting spacious and versatile living accommodation, charming period features and offered for sale with no onward chain, this is certainly a property not to be missed! An internal inspection reveals a generously sized dining room, perfect for entertaining, alongside a cosy yet spacious lounge and a well-appointed kitchen overlooking the rear garden. The property further benefits from a separate utility area, garden room and a useful cellar, providing excellent additional storage space. To the first floor, there are three well-proportioned bedrooms and a family shower room. High ceilings and charming fireplaces add a charming sense of character throughout. The property also benefits from central heating. Externally, the rear garden offers a fantastic space for those who enjoy the outdoors. Featuring low-maintenance artificial lawn areas and established planting borders, the garden provides a lovely setting with plenty of opportunity to add your own personal touch. If you think Princess Street could be the one for you, give the team a call today on 01543 686444!





Property Specification

CHARMING CHARACTER HOME
THREE BEDROOMS
MODERN KITCHEN AND BATHROOM
TWO RECEPTION ROOMS
UTILITY AREA/ GARDEN ROOM



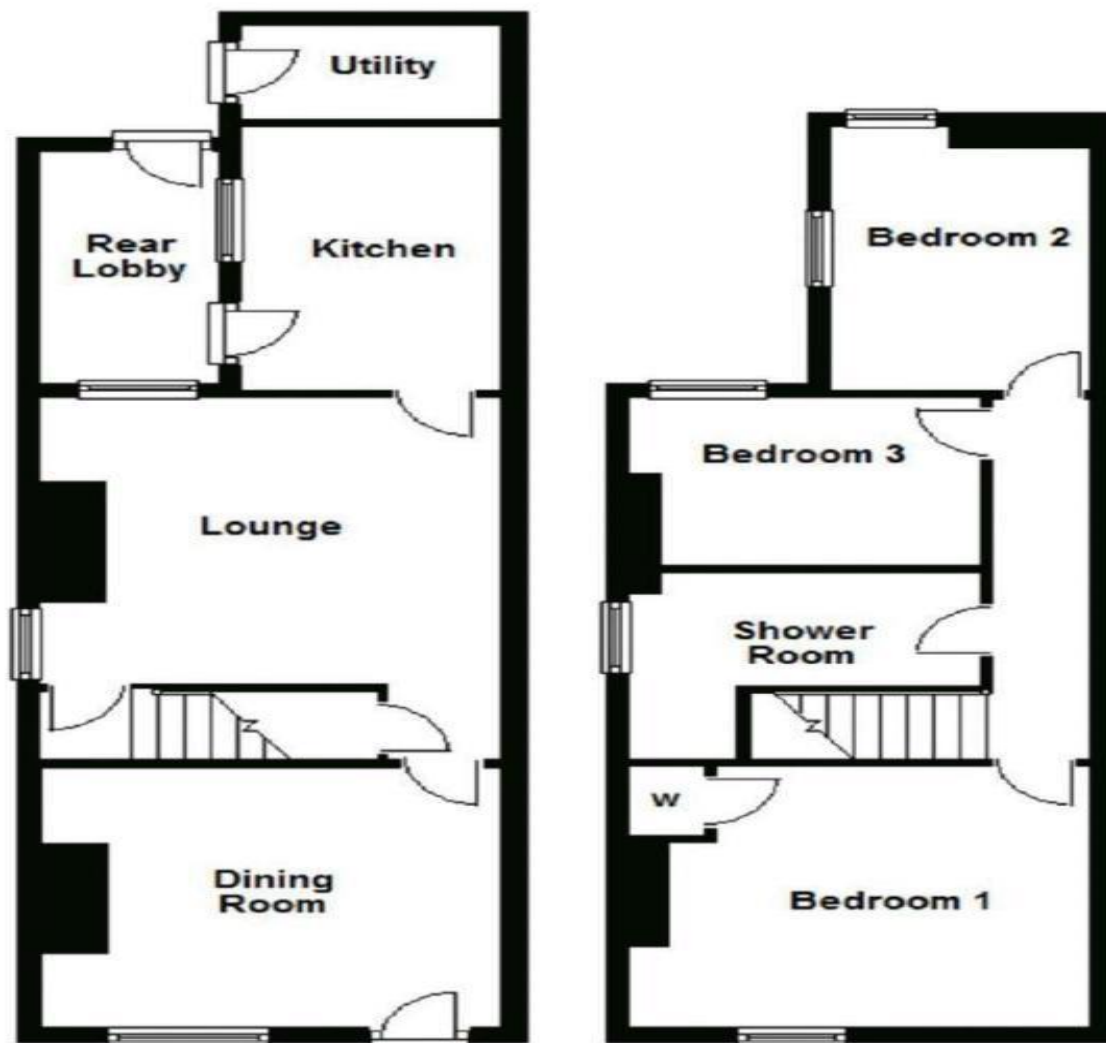
Agent's Note:

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 £47.50 + VAT (£57 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.

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		75 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

Map Location

