

Connells

Bridge Cross Road
BURNTWOOD

Bridge Cross Road
BURNTWOOD WS7 2BU

for sale fixed price
£100,000







Property Description

Connells Lichfield City are just delighted to offer for sale this rather lovely Two-Bedroom apartment in Central Burntwood, an ideal First Home or Investment Opportunity.

A fantastic chance to purchase this lovely two-bedroom flat, ideally suited to first-time buyers looking to take their first step onto the property ladder or buy-to-let landlords seeking a great addition to their investment portfolio.

The well-proportioned accommodation offers two generous bedrooms, a spacious lounge, a fitted kitchen, a shower room and a welcoming entrance hall.

The lounge measures approximately 13'3" x 9'7", providing a comfortable space to relax and unwind. Both bedrooms are well-sized doubles, with Bedroom One measuring approximately 13'1" x 9'11" and Bedroom Two measuring 13'3" x 8'11", offering excellent flexibility for couples, small families or professional sharers.

The kitchen is thoughtfully laid out, making good use of the available space, while the shower room completes the accommodation. Access is set over a large balcony area although useful the large garden-esque area doesnt come with the property itself.

CALL CONNELLS LICHFIELD TODAY TO BOOK YOUR VIEWING SLOT.

Agents Note

The term of the
lease is 99 years from 25/03/1990, which means
there are currently 63 years
remaining. This may impact on
mortgage lending
requirements. Interested
parties should make further
enquiries.

Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identify and anti-money laundering checks.

There is an
easement on the title.
Your conveyancer can take
the necessary steps to
advise.

Lounge

13' 3" x 9' 7" (4.04m x 2.92m)

Kitchen

9' 5" x 8' 7" (2.87m x 2.62m)

Bedroom One

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

Bedroom Two

13' 3" x 8' 11" (4.04m x 2.72m)

Shower Room

Burntwood Location

Burntwood is a popular and well-established town in Staffordshire, situated within the Lichfield District and offering an appealing balance of everyday convenience, community spirit and beautiful surrounding countryside.

The area is particularly attractive to those looking for a quieter pace of life while still enjoying excellent access to nearby towns and cities. The historic cathedral city of Lichfield is just a short drive away, with Cannock, Brownhills and Walsall also within easy reach, making Burntwood a convenient location for commuters and those needing access to a wider range of shopping, leisure and employment opportunities.

Burntwood offers a good selection of local amenities, including shops, supermarkets, schools, healthcare facilities, cafés and leisure facilities, catering for a variety of lifestyles and needs.

For those who enjoy the outdoors, the area is particularly appealing, with the beautiful Chasewater Country Park close by, offering scenic walks, cycling routes, waterside activities and the popular Chasewater Railway. The stunning Cannock Chase countryside is also within easy reach, providing plenty of opportunities to enjoy the great outdoors.

With its welcoming community, local amenities, recreational facilities and convenient transport connections, Burntwood continues to be a sought-after location for first-time buyers, families, professionals and investors alike.

Burntwood really does offer the best of both worlds - a friendly community atmosphere with the convenience of town living and the beauty of the Staffordshire countryside right on your doorstep.







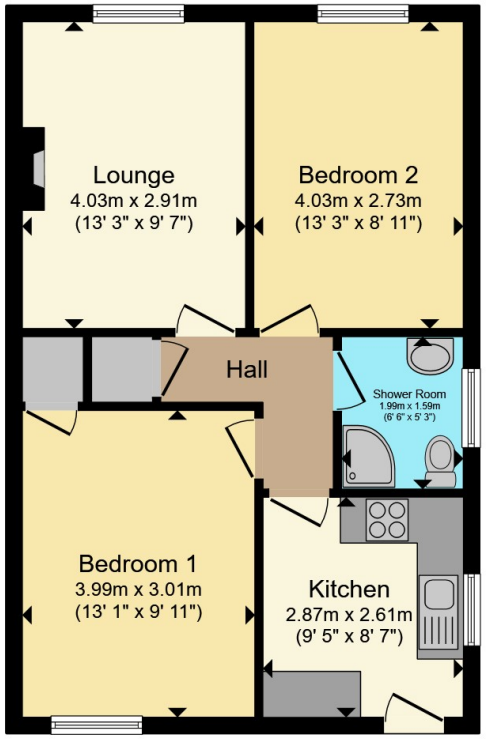









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Total floor area 52.0 m² (560 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells

To view this property please contact Connells on

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11-13 Bore Street
LICHFIELD WS13 6LZ

EPC Rating: D

Council Tax Band: A

Service Charge: 75.00

Ground Rent: Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/LFD312335

This is a Leasehold property with details as follows; Term of Lease 99 years from 25 Mar 1990. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

The Property Ombudsman

tsi APPROVED CODE TRADINGSTANDARDS.GOV.UK

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.