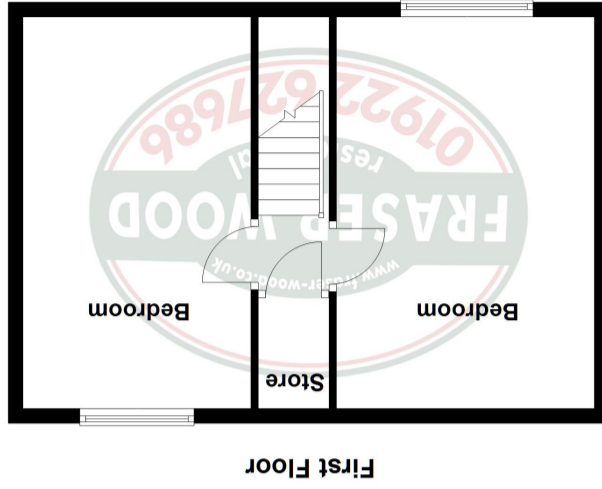
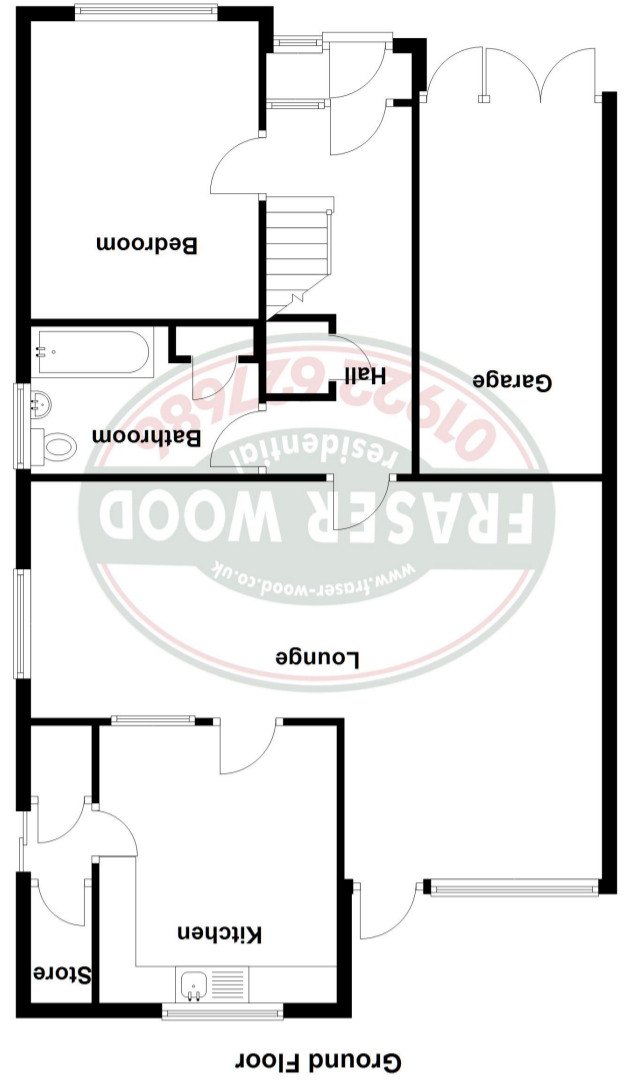




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Energy Efficiency Rating	
Potential	Current
England, Scotland & Wales EU Directive 2002/91/EC	
Very energy efficient - lower running costs	
A (92+)	
B (81-91)	
C (69-80)	
D (55-68)	65
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	



7 Gorseway, Burntwood, WS7 4TB

OFFERS REGION £275,000



7 GORSEWAY, BURNTWOOD

This conveniently located dormer style semi-detached house, although in need of certain refurbishment, offers an excellent opportunity for the discerning purchaser to improve the accommodation to suit their own requirements.

The property is located in Burntwood within reasonable reach of local shopping facilities at Burntwood, Chase Terrace, Chase Town or slightly further afield into Lichfield City Centre with its varied shops and restaurants.

The accommodation briefly comprises the following:- (all measurements approximate)

GLAZED PORCH

leading to:

RECEPTION HALL

with hot water radiator, coved ceiling and with cloaks storage off beneath stairs.

L-SHAPED LOUNGE/DINING ROOM comprising:

LOUNGE AREA 16' 9" x 11' 3" (5.11m x 3.43m) having as its focal point a feature brick fireplace with inset gas fire point, hot water radiator, UPVC double glazed picture window and French doors leading to rear garden.

DINING AREA 13' 6" x 10' 0" (4.11m x 3.05m) with hot water radiator and double glazed window.



PART TILED BREAKFAST KITCHEN

11' 2" x 10' 5" (3.40m x 3.17m) having part tiled walls, a range of fitted base and wall cupboards, work surfaces, inset stainless steel sink unit with mixer tap above, hot water radiator, double glazed window and with useful pantry off.

LOBBY

providing access to the side, with central heating boiler store, plumbing for automatic washing machine and with additional store.



BEDROOM NO 3 (Front)

12' 5" x 9' 9" (3.78m x 2.97m) having hot water radiator, UPVC double glazed bow window and coved ceiling.

PART TILED BATHROOM

having bath, w.c., wash hand basin, double glazed window and hot water radiator.

FIRST FLOOR LANDING

with STORE/LINEN STORE off, measuring 4' 2" x 3' 3" (1.27m x 0.99m) housing a hot water radiator.

BEDROOM NO 1 (Front)

17' 5" x 11' 4" (5.31m x 3.45m) having hot water radiator and UPVC double glazed window.

BEDROOM NO 2 (Rear)

17' 2" x 10' 0" (5.23m x 3.05m) with UPVC double glazed window and hot water radiator.



OUTSIDE

LAWNED FOREGARDEN

with borders and SLABBED/CRAZY PAVED DRIVEWAY providing off-road parking and access to the:

INTEGRAL GARAGE

16' 10" x 8' 7" (5.13m x 2.62m) with metal entrance doors.

A separate SIDE ACCESS leads to the:

ENCLOSED REAR GARDEN

mainly laid to lawn with borders.

SERVICES

Company water, gas, electricity and mains drainage are available at the property. Please note, however, that no tests have been applied in respect of any services or appliances.

TENURE

We are informed that the property is FREEHOLD although we have not had sight of the Title Deeds to verify this and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.

FIXTURES & FITTINGS

Items in the nature of fixtures and fittings are excluded unless mentioned herein.

COUNCIL TAX

We understand from www.voa.gov.uk that the property is listed under Council Tax Band C with Lichfield Council.

VIEWING

By application to the Selling Agents on 01922 627686.

AP/DBH/04/07/24

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MONEY LAUNDERING REGULATIONS

Intending purchasers will be asked to produce identification documentation and we would ask for your co-operation in providing this, in order that there will be no delay in agreeing a sale.

NOTICE FOR PEOPLE VIEWING PROPERTIES

Please note that all parties viewing the property do so at their own risk and neither the vendor nor the Agent accept any responsibility or liability as a result of any such viewing.

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