



**Two Oaks Avenue | Burntwood | WS7 1FP**  
**Offers In The Region Of £260,000**



## Summary

Offered with no onward chain, Webbs Estate Agents are delighted to present this well-maintained three-bedroom semi-detached home to the market.

The property briefly comprises an entrance hallway, a modern style fitted kitchen, and a spacious lounge/diner leading into a bright conservatory. To the first floor are three bedrooms, including a master with en-suite, alongside a modern family bathroom. Externally, the property benefits from a garage, an enclosed rear garden, and ample off-road parking to the front.

Situated on a popular modern development just off Stables Way, the property is ideally located for convenient access to local amenities in Burntwood, including schools, bus routes, and excellent transport links such as the A5 and M6 Toll Road. The nearby Chasewater Country Park offers beautiful natural surroundings for leisure and recreation.

## Key Features

- OFFERED WITH NO ONWARD CHAIN
- EN-SUITE TO THE MASTER BEDROOM
- SPACIOUS LOUNGE DINER
- GARAGE AND DRIVEWAY
- POPULAR LOCATION
- THREE BEDROOMS
- EXCELLENT SCHOOLS AND TRANSPORT LINKS
- CONSERVATORY
- ENCLOSED REAR GARDEN
- VIEWING VIA AGENT ON 01543 468846

## Rooms and Dimensions

### ENTRANCE HALLWAY

### MODERN STYLE KITCHEN

10'8" x 7'1" (3.26m x 2.16m)

### SPACIOUS LOUNGE DINER

18'7" x 13'8" (5.67m x 4.19m)

### CONSERVATORY

16'4" x 9'8" (4.98m x 2.97m)

### LANDING

### BEDROOM ONE

11'6" x 10'3" (3.52m x 3.13m)

### EN-SUITE SHOWER ROOM

6'10" x 5'2" (2.09m x 1.60m)

### BEDROOM TWO

12'9" x 9'3" (3.91m x 2.84)

### BEDROOM THREE

9'1" x 7'0" (2.77m x 2.15m)

### FAMILY BATHROOM

7'0" x 6'7" (2.14m x 2.01m)

### ENCLOSED REAR GARDEN

### GARAGE AND DRIVEWAY

16'2" x 7'8" (4.94m x 2.35m)

### IDENTIFICATION CHECKS - C





GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Energy Efficiency: 83 Energy Efficiency Scale: A (92-100), B (81-91), C (69-80), D (55-68), E (39-54), F (21-38), G (1-20)		Environmental Impact: 83 Environmental Impact Scale: A (1-10), B (11-20), C (21-30), D (31-40), E (41-50), F (51-60), G (61-70)	
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	

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