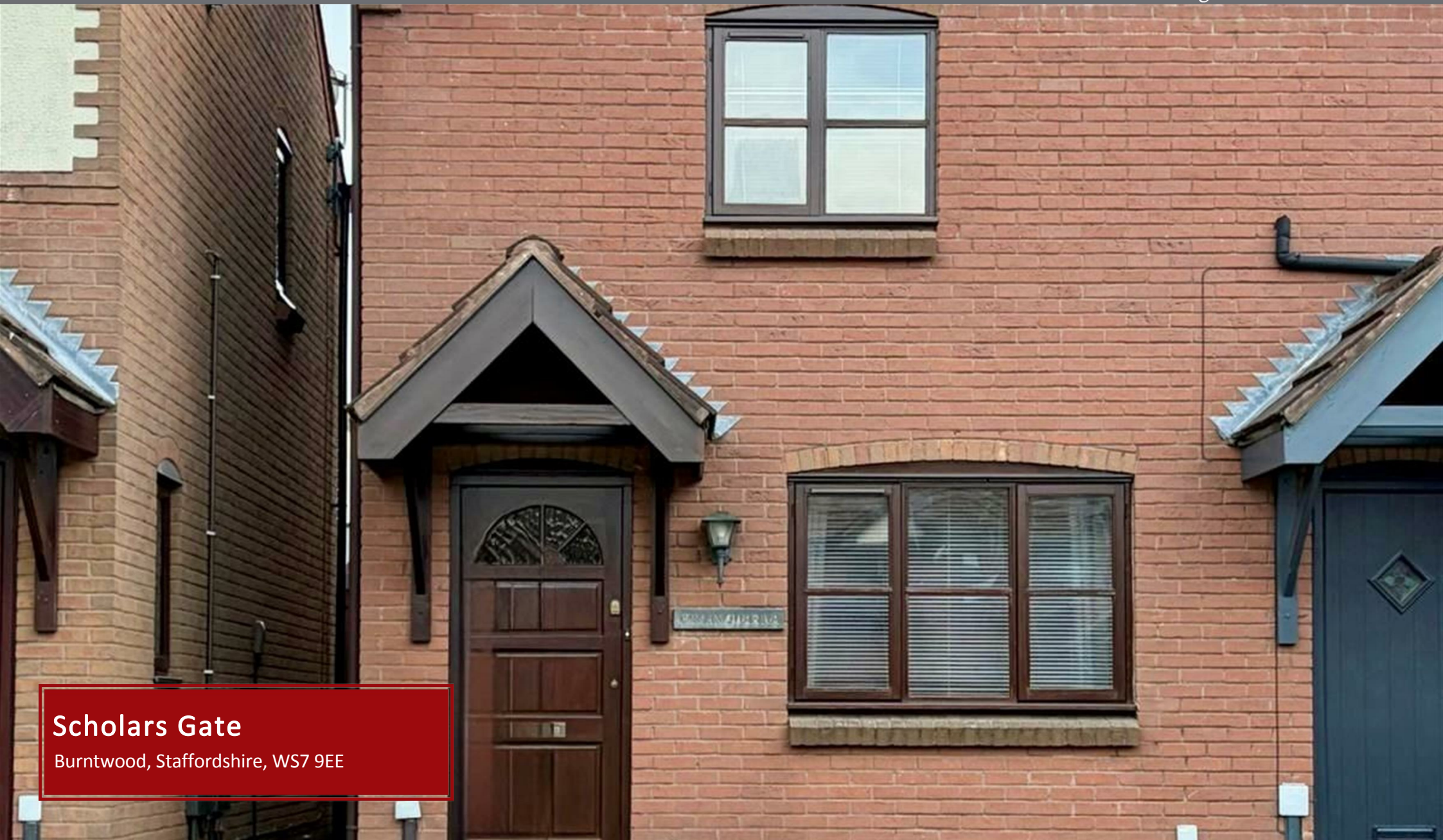
Asking Price £215,000

Jayman
www.jayman.co.uk

Estate Agents



Scholars Gate

Burntwood, Staffordshire, WS7 9EE

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Jayman offer for sale a well positioned two bedroom terraced home on Scholars Gate, Burntwood.
With spacious living room, breakfast kitchen, two good sized bedrooms, bathroom , rear garden and parking to the front of the property. Offered with no upward chain.

Approach
Set on a quiet cul de sac minutes from the town centre the property offers the following accommodation (all measurements being approximate)

Parking space
Directly in front of the property.

Hall
With stairs to first floor and door to Living Room.

Living Room 9'2" x 13'3" (2.8 x 4.06)
Good sized living room with window to fore, feature fireplace and door to Breakfast Kitchen to rear.

Breakfast Kitchen 8'2" x 13'1" (2.5 x 4)
With fitted kitchen comprising of a range of storage cupboards, oven, hob with extractor above. Space for breakfast table and chairs and door to rear garden.

First Floor
Landing with doors leading to

Bedroom 1 11'7" x 9'11" (3.54 x 3.04)
Double bedroom with window to fore and built in wardrobes.

Bedroom 2 6'11" x 10'2" (2.12 x 3.1)
Single bedroom with window to rear.

Bathroom
With suite comprising of bath with shower above, wc and wash hand basin.

Rear Garden
Easily maintained private rear garden with both lawn and paved area.

Disclaimer and AML checks
MONEY LAUNDERING REGULATIONS
Should a purchaser(s) have an offer accepted on a property marketed by Jayman, they will need to undertake an identification check and asked to provide information on the source and proof of funds. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service together with an in-house compliance team to verify your information. The intending purchaser(s) will be asked to pay a non-refundable compliance fee of £30.00 inc. VAT per buyer for these checks and will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.

1: These particulars do not constitute part or all of an offer or contract.
2: The measurements indicated are supplied for guidance only and as such must be considered incorrect.
3: Potential buyers are advised to recheck the measurements before committing to any expense.
4: Jayman has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
5: Jayman has not sought to verify the legal title of the property, and the buyers must obtain verification from their solicitor.

Like it? We can help you buy it!
Thinking of making this property your next home? At Jayman, we are here to help make the move as smooth and stress-free as possible.

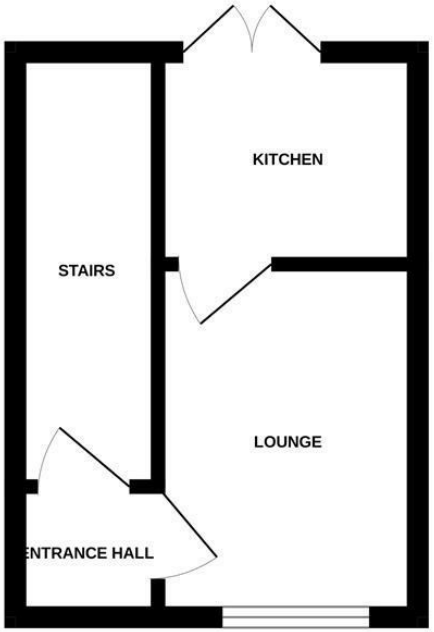
Whether you require mortgage advice, help arranging finance, or need to sell your current property in order to secure your next purchase, our experienced team is on hand to guide you every step of the way.

Please speak to a member of our team for further information on how we can assist you and to arrange a free valuation of your home.

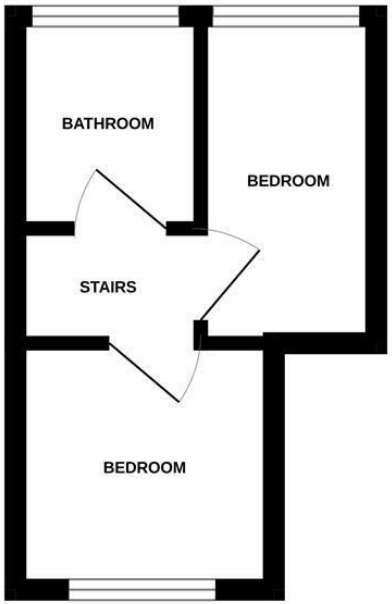
Do you have a property to sell?
Our proactive, and personalised approach to selling property helps our clients achieve the best price for their property.
Speak to us to arrange a free valuation of your property and let us help you get more for your property.

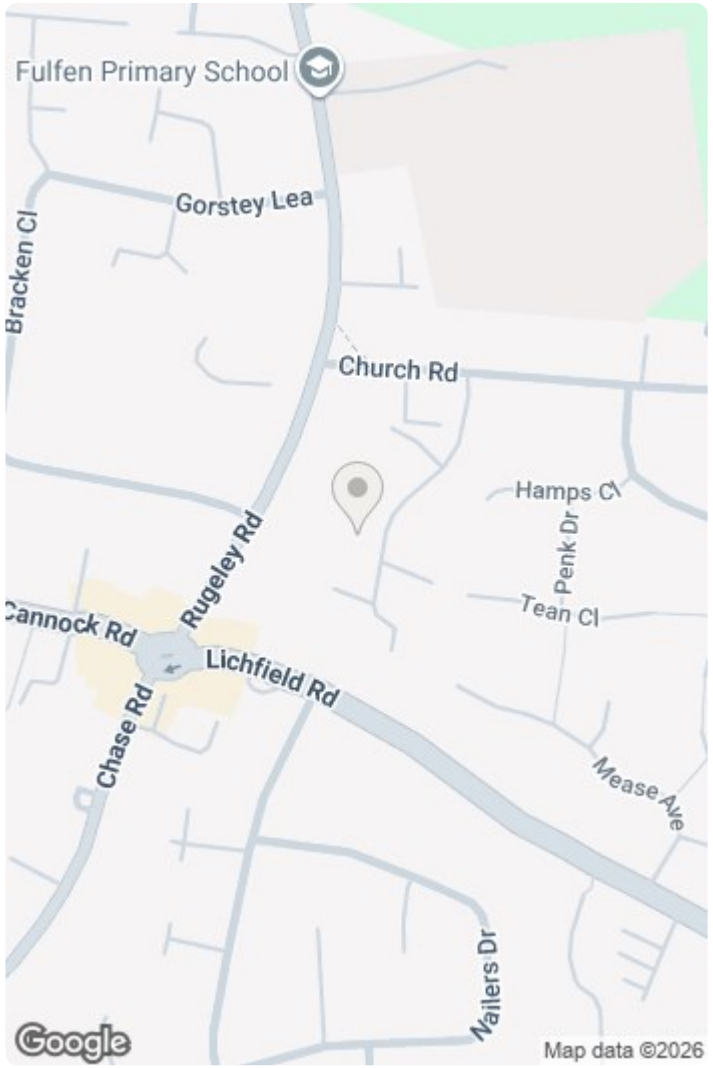
REQUIRE A MORTGAGE? Our independent advisor can compare "whole of market" to help find the best mortgage to suit your circumstances. Please call 01543 416 567 for a free mortgage quote including some deals only available through our network. **LEGAL CONVEYANCING** Jayman Conveyancing provides fast efficient low cost legal work with a no sale-no fee guarantee. Call 01543 416 567. **AGENTS DESCRIPTIONS** These details imply the opinion of the agent at the time these details were prepared and are subjective. It may be that the purchaser's opinion differs. **VIEWING ARRANGEMENTS** By appointment only with Jayman on 01543 416 567 **COUNCIL TAX** Please refer to www.voa.gov.uk for this information. **DESCRIPTIONS AND MEASUREMENTS** All measurements are approximate and some may be maximum on irregular walls. The plan shows the approximate layout of the rooms to show the inter relationship of relationship of one room to another but is not necessarily to scale. **CONSENTS** We have not had sight of any relevant building regulations, guarantees or planning consents and all relevant documentation pertaining to this property should be checked by your legal advisor before exchanging contracts.

GROUND FLOOR



1ST FLOOR





SCHOLARS GATE BURNTWOOD

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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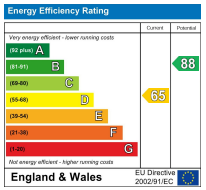

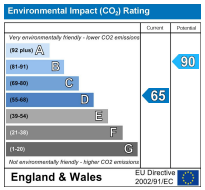

We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We would strongly recommend that all information, which we provide, about the property is verified by yourself or your advisers.