



Larkspur Avenue,
Burntwood, WS7 4SR

Offers in Excess of £300,000

Burntwood

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Welcome to Larkspur Avenue, a beautifully presented and deceptively spacious dormer bungalow situated on the outskirts of Hammerwich and offered for sale with rare benefit of NO ONWARD CHAIN!!

An internal inspection reveals a welcoming entrance hall, spacious living room with sliding doors into the garden, versatile dining room/original bedroom three, downstairs bathroom and guest W/C.

Stairs lead to the first floor where the property boasts two extremely generous bedrooms with the master having fitted wardrobes and bedroom two having access to a recently added wet room.

Outside is a charming privately enclosed rear garden perfect for any keen gardener and to the fore is a driveway providing off road parking, there is also access to a large single garage.

Nearby are a variety of shops, local schools and easily accessible transport links.

DO NOT MISS YOUR CHANCE TO VIEW!!!





Property Specification

NO ONWARD CHAIN
HIGHLY SOUGHT AFTER LOCATION
SPACIOUS LIVING ROOM
GENEROUS BEDROOMS
BATHROOM & WET ROOM

Porch

Hall

Living Room 5.59m (18'4") x 3.74m (12'3")

Dining Room/Bedroom Three
4.03m (13'3") x 3.19m (10'6")

Bathroom

WC

Kitchen 3.26m (10'8") x 3.16m (10'5")

Landing

Bedroom 1 5.58m (18'4") x 3.74m (12'3")

Bedroom 2 4.16m (13'8") x 2.91m (9'7")

Wet Room

Garage

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: 31.5.23

Viewer's Note:

Services connected: gas, electric, water, drainage
Council tax band: C
Tenure: Freehold

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 | | 85 B |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | 47 E | |
| 21-38 | F | | |
| 1-20 | G | | |

Map Location

