



Canterbury Drive, Burntwood, WS7 9JX

£400,000

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Welcome to Canterbury Drive, a superbly presented family situated on the highly sought after Church Farm Estate in Burntwood.

An internal inspection reveals spacious accommodation and comprises a welcoming entrance hall, guest W/C, large open plan lounge diner, modern kitchen with space for appliances and separate utility room, conservatory with French Doors into the garden and completing the ground floor is the excellent tandem garage.

Stairs lead to the first floor where the property boasts three generous double bedrooms that could quite easily make four if reconfigured. The first floor also has a family bathroom and modern en suite shower room to master.

Outside is a mature rear garden perfect for any growing family and to the fore is a multi vehicle driveway.

Nearby amenities include easily accessible transport links, a handful of local shops and also highly regarded primary and secondary schools.

DO NOT MISS YOUR CHANCE TO VIEW!!!







Property Specification

SOUGHT AFTER LOCATION
SPACIOUS THROUGHOUT
GENEROUS BEDROOMS
GOOD SIZED REAR GARDEN
PLENTY OF OFF ROAD PARKING

Porch 2.71m (8'11") x 1.28m (4'2")

WC 1.96m (6'5") x 1.39m (4'7")

Living Room 5.57m (18'3") x 4.19m (13'9")

Dining Area 2.78m (9'1") x 2.67m (8'9")

Conservatory 3.69m (12'1") x 3.00m (9'10")

Kitchen/Breakfast Room 3.93m (12'11") x 3.14m (10'4")

Utility Room 1.73m (5'8") x 1.39m (4'7")

Tandem Garage 9.12m (29'11") x 2.72m (8'11")

Landing

Bedroom 1 4.31m (14'2") x 2.80m (9'2")

Bedroom 2 3.40m (11'2") x 3.18m (10'5")

Bedroom 3 3.61m (11'10") x 2.38m (7'10")

En-suite Shower Room 2.36m (7'9") x 2.01m (6'7")

Bathroom 2.65m (8'8") x 1.72m (5'8")

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:

Viewer's Note:

Services connected: Gas, Electric, Water, Drainage
Council tax band: D
Tenure: Freehold

Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only

Energy Efficiency Rating

Ground Floor



First Floor



Map Location

