



Halston Road,  
Burntwood, WS7 2DY

Offers in the Region Of £280,000

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Paul Carr Estate Agents are delighted to bring to market this well presented and enviably positioned three bedroom semi detached property in a sought after cul de sac in Burntwood.

An internal inspection reveals an inviting entrance hall, spacious lounge diner, good sized kitchen with space for appliances and completing the ground floor is the garage perfect for storage.

Stairs lead to the first floor where the property boasts three generous double bedrooms and a modern shower room.

Outside this family home occupies a large plot with a rear garden, side garden, large driveway and also added potential for further improvement (STPP).

Nearby amenities include highly regarded schools, local shops and easily accessible transport links.

**DO NOT MISS YOUR CHANCE TO VIEW!!!**





## Property Specification

ENVIABLE PLOT SIZE  
EXTENDED PROPERTY  
THREE DOUBLE BEDROOMS  
LARGE LOUNGE DINER  
REAR AND SIDE GARDEN

Porch

Hall

Lounge/Diner 7.56m (24'10") x 3.40m (11'2")

Kitchen 4.68m (15'4") x 3.28m (10'9")

Landing 2.67m (8'9") x 2.14m (7')

Bedroom 1 3.72m (12'2") x 3.34m (10'11")

Bedroom 2 3.34m (10'11") x 3.26m (10'8")

Bedroom 3 4.67m (15'4") x 2.43m (8')

Bathroom 2.26m (7'5") max x 1.88m (6'2")

Garage 5.84m (19'2") x 2.39m (7'10")



### 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: C  
Tenure: Freehold

# Floor Plan

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

Energy Efficiency Rating

**New  
Instruction  
Awaiting  
E.P.C.**

