



Sanderling Rise, Burntwood, WS7 9NZ

Offers in the Region Of £675,000



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**\*NO ONWARD CHAIN\* \*PART EXCHANGE CONSIDERED\***  
Welcome to Sanderling Rise, an extremely rare opportunity to acquire a detached family residence that is nestled within a 0.2 of an acre plot and surrounded by mature gardens offering unrivalled scope and potential.

This wonderful home features four generous double bedrooms, four reception/dining rooms, a good sized kitchen, guest W/C, master bathroom and an en suite to master. Maintained meticulously throughout there are a multitude of different options and an internal viewing is highly advised to appreciate the accommodation on offer.

Outside is a privately enclosed rear patio area, wrap around side and fore garden as well as a large multi vehicle driveway. There is also an extended double garage that would make the perfect annexe space (STPP) or for those looking for additional storage or potential business use.

Nearby amenities include highly regarded local schooling, a handful of shops and also charming country pubs and bars.

If you are in the market for your forever home and would like an abundance of space and even the possibility to extend or add value, then Sanderling Rise could be for you....







## Property Specification

NO ONWARD CHAIN  
PART EXCHANGE CONSIDERED  
ENVIABLE PLOT SIZE  
FOUR RECEPTION ROOMS  
FOUR BEDROOMS

### Hallway

Living Room 5.17m (17') x 3.74m (12'3")

Kitchen 4.98m (16'4") x 3.37m (11'1")

Office/Sitting Room 3.06m (10') x 2.96m (9'9")

Dining Room 3.64m (11'11") x 3.03m (9'11")

Dining Space 3.15m (10'4") x 2.35m (7'9")

Utility Room 2.35m (7'9") x 2.11m (6'11")

WC 3.06m (10') x 2.00m (6'7")

Garage 10.87m (35'8") x 5.42m (17'9")

### Landing

Bedroom 1 3.78m (12'5") x 3.74m (12'3")

Bedroom 2 4.69m (15'5") x 3.06m (10')

Bedroom 3 3.66m (12') x 2.78m (9'1") max

Bedroom 4 3.47m (11'5") x 2.62m (8'7")

### Bathroom

### En-suite Bathroom

### 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:

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

# Floor Plan

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

## Energy Efficiency Rating



## Map Location

