



Carlton Crescent, Burntwood, WS7 2EP

Offers in the Region Of £250,000

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Welcome to Carlton Crescent, an immaculately presented and extended three bedroom family home situated in a lovely cul-de-sac location in a sought after part of Burntwood.

An internal inspection reveals a welcoming entrance porch, spacious family living room with feature log burner, dining space, kitchen with plenty of space for appliances and completing the ground floor is the useful utility space.

Stairs lead to the first floor where you will find three generous bedrooms and a modern family bathroom.

Outside is a well manicured and low maintenance rear garden that has a charming undercover decking space and also artificial lawn, there is also a shed that is insulated and has power connected.

To the fore is a multi vehicle driveway and a garage. Nearby amenities include easily accessible transport links, highly regarded schools and also a handful of shops.

CALL NOW TO VIEW!!!







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:

Property Specification

SOUGHT AFTER LOCATION
THREE BEDROOMS
WELL PRESENTED THROUGHOUT
LARGE LIVING ROOM
LOVELY REAR GARDEN

Hall

Living Room 6.09m (20') x 3.47m (11'5")

Dining Area 2.90m (9'6") x 2.52m (8'3")

Kitchen 4.60m (15'1") x 3.07m (10'1")

Utility Room 3.07m (10'1") x 1.72m (5'8")

Garage

Landing

Bedroom 1 3.64m (11'11") x 3.48m (11'5")

Bedroom 2 3.64m (11'11") x 2.65m (8'8")

Bedroom 3 2.60m (8'6") x 2.58m (8'6")

Shower Room

Viewer's Note:

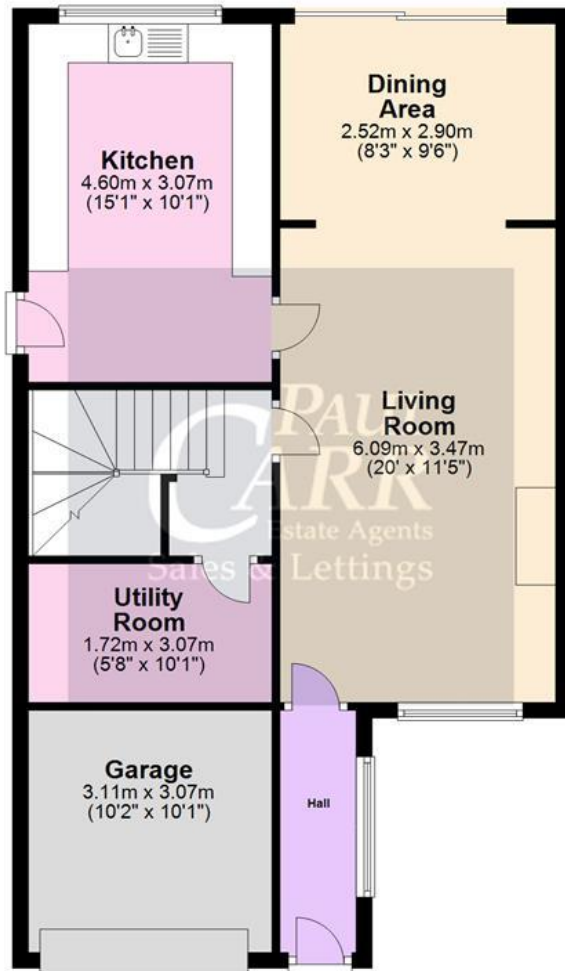
Services connected: Gas, Electric, Water, Drainage
Council tax band: B
Tenure: Freehold

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

