



Shaw Drive,  
Burntwood, WS7 2JE

Offers in the Region Of £260,000



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Welcome to Shaw Drive, an impressive three bedroom semi detached property situated in a quaint cul-de-sac location in Burntwood.

Internally this wonderful home features an inviting entrance hall, large family living room, modern kitchen diner that has recently been replaced, a useful utility space with guest W/C and access to a garage perfect for storage.

The upstairs boasts three bedrooms, all generous in size and also a modern family bathroom.

The garden is both private and mature and would make the perfect space for any growing family and to the fore is a driveway capable of parking multiple vehicles.

Nearby is charming, peaceful countryside with highly regarded pubs and restaurants within walking distance. Schools and transport links are also easily accessible and highly rated.

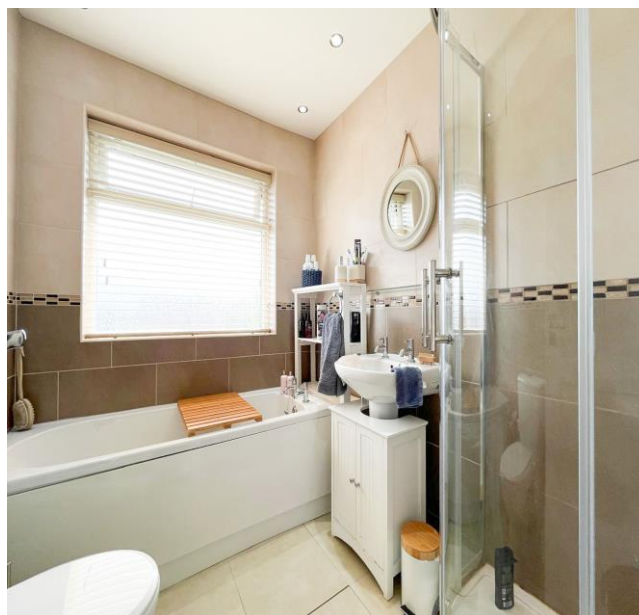
If you are looking for an excellent family home or even your first property, this could be the one for you..











## Property Specification

SPACIOUS FAMILY HOME  
MODERN KITCHEN DINER  
UTILITY SPACE & GUEST W/C  
LARGE LIVING ROOM  
THREE GENEROUS BEDROOMS

Porch

Hall

Living Room 4.62m (15'2") x 3.84m (12'7")

Kitchen/Diner 4.82m (15'10") x 3.52m (11'7")

Utility 3.54m (11'7") x 2.65m (8'8") max

WC

Garage

Bathroom

Landing

Bedroom 1 4.52m (14'10") x 2.85m (9'4")

Bedroom 2 3.52m (11'7") x 2.85m (9'4")

Bedroom 3 3.10m (10'2") x 1.97m (6'6")

### Agent's Note:

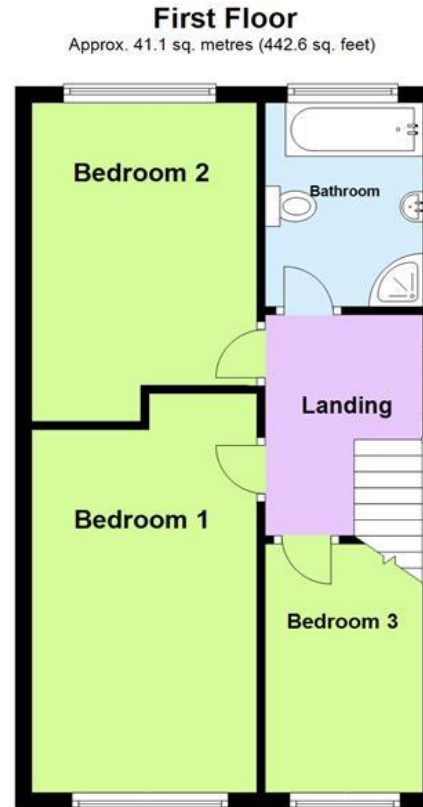
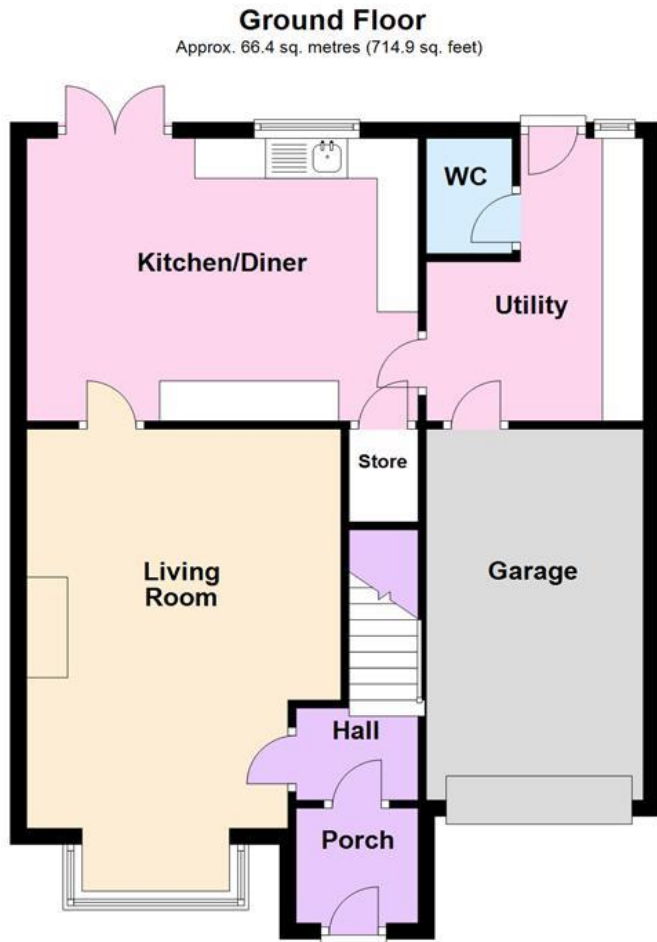
Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or 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: B  
Tenure: Freehold

# Floor Plan

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



Total area: approx. 107.5 sq. metres (1157.5 sq. feet)

## Energy Efficiency Rating

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

## Map Location

