



Mowbray Croft, Burntwood, WS7 1QB

Offers in the Region Of £270,000

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Welcome to Mowbray Croft, a beautifully presented three bedroom property situated in a sought after cul-de-sac location in Burntwood.

With highly regarded schools, shops and easily accessible transport links just a stones throw away this family home really has a lot to offer.

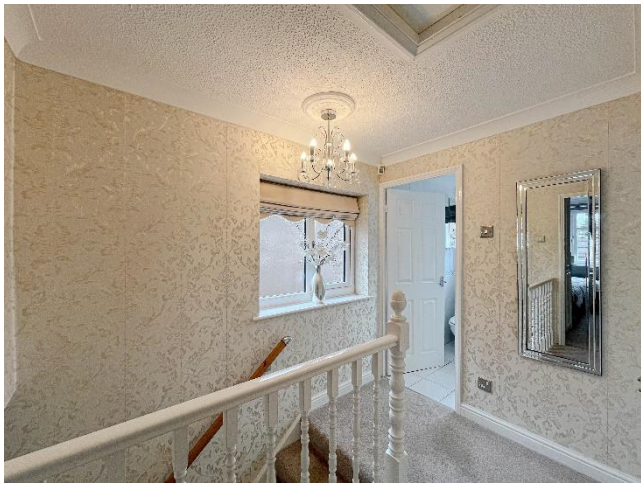
An internal inspection reveals an inviting entrance hall, large family living room, extended open plan kitchen diner finished to a high specification with granite work surfaces and integral appliances.

The ground floor also consists of a useful utility space, guest W/C and access to the garage. Stairs lead to the first floor where you will find three generous bedrooms and a family bathroom.

Outside is a well manicured and privately enclosed rear garden perfect for any growing family and to the fore is a multi vehicle driveway.

Offered for sale with NO ONWARD CHAIN this is not one to be missed!







## Property Specification

NO ONWARD CHAIN  
SPACIOUS FAMILY HOME  
HIGH SPEC KITCHEN  
OPEN PLAN DINING SPACE  
LARGE LIVING ROOM

### Hall

Living Room 4.27m (14') max x 3.85m (12'8")

Dining Area 5.48m (18') x 2.13m (7')

Kitchen 3.40m (11'2") x 2.74m (9')

Utility Room 3.40m (11'2") x 2.34m (7'8")

Garage

WC

Landing

Bedroom 1 3.88m (12'9") x 2.73m (8'11")

Bedroom 2 3.79m (12'5") max x 3.00m (9'10")

Bedroom 3 3.10m (10'2") x 1.86m (6'1")

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:

### 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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

## Map Location

