



Viscount Road,
Burntwood, WS7 1PU

Offers in the Region Of £340,000

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Welcome to Viscount Road, a superbly presented and considerably improved four bedroom detached family home situated in a sought after part of Burntwood.

An internal inspection reveals a welcoming entrance hall, spacious family living room, beautiful kitchen diner that has been recently upgraded and finished to a high specification.

The ground floor also features a useful utility space, guest W/C and large single garage. Stairs lead to the first floor where the property boasts four generous bedrooms, a modern family shower room and also an en suite bathroom in bedroom one.

Outside is a well manicured rear garden with a good amount of space for any growing family and to the fore is a multi vehicle driveway.

Nearby amenities include easily accessible transport links, close proximity to local schools, a handful of local shops and also parks and greenery.

CALL NOW TO VIEW!!!







Property Specification

SPACIOUS FAMILY HOME
BEAUTIFUL KITCHEN
WELL PRESENTED THROUGHOUT
EN SUITE AND MAIN SHOWER ROOM
UTILITY & GUEST W/C

Hall

Living Room 16' 7" x 11' 3" (5.06m x 3.43m)

Kitchen/Diner 4.63m (15'2") x 3.53m (11'7")

Utility Room 2.01m (6'7") x 2.00m (6'7")

WC 1.31m (4'4") x 1.08m (3'6")

Landing

Bedroom 1 3.46m (11'4") max x 3.39m (11'1")

Bedroom 2 4.10m (13'5") x 2.46m (8'1")

Bedroom 3 2.85m (9'4") x 2.46m (8'1") max

Bedroom 4 2.85m (9'4") x 1.78m (5'10")

Shower Room 1.80m (5'11") x 1.73m (5'8")

En-suite Bathroom 2.75m (9') x 2.21m (7'3")

Garage 5.09m (16'8") x 2.29m (7'6")

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: 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		
69-80	C		80 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

Map Location

