



Ironstone Road,
Burntwood, WS7 1LY

£160,000

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Welcome to Ironstone Road, a spacious two-bedroom property located in a sought-after area of Burntwood.

An internal inspection reveals an inviting reception room followed by a versatile 2nd reception room. Downstairs also features a good-sized kitchen which has plenty of room for all necessary appliances and completing the ground floor is the family bathroom.

Stairs lead to the first floor where the property boasts two generous double bedrooms. Outside is a well manicured and privately enclosed large rear garden.

Nearby amenities include easily accessible transport links, local schools and a handful of local shops. CALL NOW TO VIEW!!





Property Specification

END TERRACE
2 DOUBLE BEDROOMS
LARGE GARDEN
TWO RECEPTION ROOMS
CHAIN FREE

Living Room 3.48m (11'5") x 3.18m (10'5")

Inner Hallway

Dining Room 3.48m (11'5") x 3.18m (10'5")

Kitchen 3.23m (10'7") x 2.34m (7'8") max

Bathroom

Bedroom 2 3.48m (11'5") x 3.19m (10'6")

Bedroom 1 3.48m (11'5") x 3.19m (10'6")

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 and Drainage
Council tax band: A
Tenure: Freehold

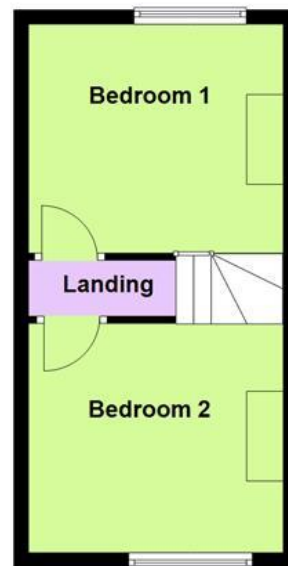
Floor Plan

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

Ground Floor
Approx. 37.0 sq. metres (398.0 sq. feet)



First Floor
Approx. 25.6 sq. metres (275.5 sq. feet)



Total area: approx. 62.6 sq. metres (673.5 sq. feet)

Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

Map Location

