



Stour Close,
Burntwood, WS7 9JY

Guide Price £395,000

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NO ONWARD CHAIN Welcome to Stour Close, a considerably extended family home occupying an enviable plot on the much sought after Church Farm Estate in Burntwood.

Internally this well loved property features an inviting entrance hall with shower room & W/C, large family living room, spacious extended dining/sitting area, modern kitchen with integral appliances, separate utility space and also an additional snug room overlooking the garden. The ground floor also has a large garage for car or useful additional storage space.

Stairs lead to the first floor where the property features three generous bedrooms, a bathroom and also a fantastic walk in airing cupboard. The upstairs loft space is also boarded and has a pull down ladder.

Externally you will find a pleasant, mature and privately enclosed rear garden as well as a charming fore garden and multi vehicle driveway.

This home is wonderfully positioned being opposite a green providing a safe space for children and pets.

Nearby amenities include easily accessible transport links, local shops and highly regarded schools.

CALL NOW TO VIEW!!!









Property Specification

Hall

Shower Room 1.97m (6'6") x 1.37m (4'6")

Living Room 5.84m (19'2") x 4.67m (15'4")

Dining/Sitting Room 4.82m (15'10") x 2.95m (9'8")

Kitchen/Breakfast Room 4.92m (16'2") x 3.14m (10'4")

Utility Room 2.18m (7'2") x 1.36m (4'6")

Snug 3.28m (10'9") x 2.78m (9'1")

Garage

Landing

Bedroom 1 4.76m (15'7") x 3.23m (10'7")

Bedroom 2 3.50m (11'6") x 2.95m (9'8")

Bedroom 3 3.60m (11'10") x 2.95m (9'8")

Airing Cupboard 2.28m (7'6") x 1.61m (5'3")

Bathroom 2.28m (7'6") x 2.07m (6'10")

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: D
Tenure: Freehold

Floor Plan

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



Energy Efficiency Rating

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

Map Location

