



Summerfield Road,
Burntwood, WS7 4UA

Offers in the Region Of £200,000

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Paul Carr Estate Agents are pleased to welcome you to Summerfield Road, a well presented three bedroom terraced property situated in a sought after area of Burntwood.

Internally this deceptively spacious family home features an modern kitchen which has plenty of room for all appliances, large open plan but cosy lounge/dining room this room also features patio doors which lead out into the rear garden.

Stairs lead to the first floor where the property boasts two double bedrooms and a slightly smaller third bedroom, completing the first floor is the family bathroom.

To the rear of the property is the paved garden which is easy to maintain and to the driveway.

Nearby amenities include easily accessible transport links, highly regarded schools and also a handful of local shops.

CALL NOW TO VIEW!!!







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:

Property Specification

THREE BEDROOMS
SPACIOUS KITCHEN
OPEN PLAN LOUNGE/DINING ROOM
OFF ROAD PARKING
DECEPTIVELY SPACIOUS

Entrance Porch

Kitchen/Breakfast Room 14' 9" x 9' 10" (4.50m x 3.00m)

Open Plan Lounge Diner 21' 4" x 14' 9" (6.50m x 4.50m)

Landing

Bedroom One 11' 6" x 8' 2" (3.50m x 2.50m)

Bedroom Two 9' 10" x 8' 6" (3.00m x 2.60m)

Bedroom Three 6' 3" x 5' 11" (1.90m x 1.80m)

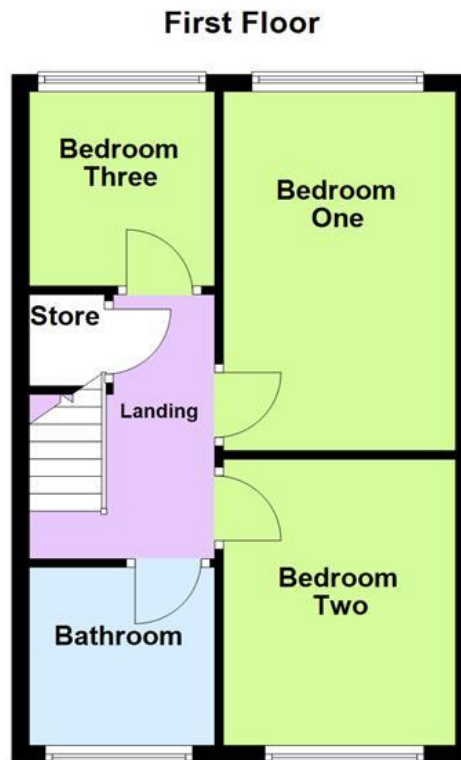
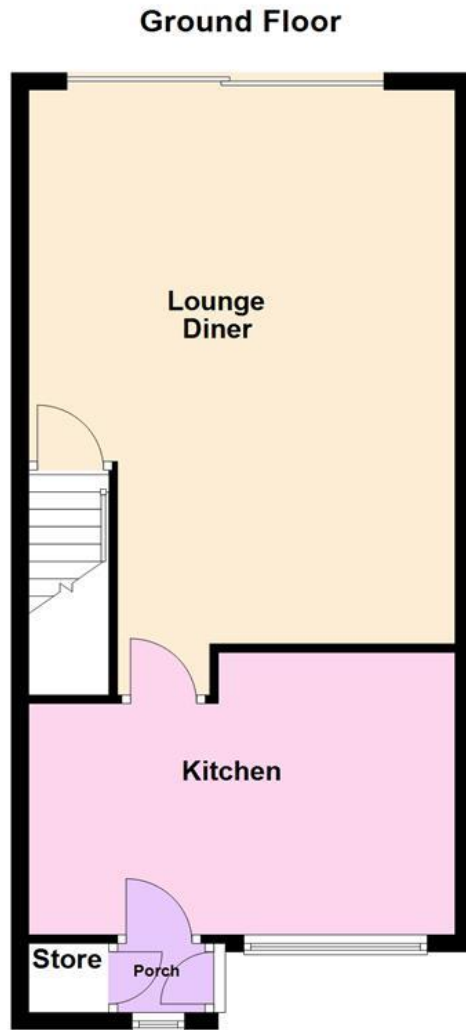
Bathroom 6' 1" x 5' 4" (1.86m x 1.62m)

Viewer's Note:

Services connected: Gas, Electric, Water, Drainage
Council tax band: A
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		87 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

Map Location

