



Pool Road, Burntwood, WS7 3QW

Offers in the Region Of £450,000

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Introducing Pool Road, a beautiful traditional property situated on an extremely sought after residential street in Burntwood.

With panoramic views of nearby countryside this wonderful home has an abundance of scope and potential but remains in fantastic order, ready for its lucky new owner.

An internal inspection reveals an inviting entrance hall, spacious family reception room with feature bay window, additional dining room also featuring a bay window with restored stained glass in keeping with the property's age. Completing the ground floor is the modern kitchen that has been recently replaced and has integral appliances, skylights and also has a separate utility room and guest W/C.

Stairs lead to the first floor where you will find three generous bedrooms a gallery landing and a modernised family bathroom.

Outside is a charming, large and mature rear garden, the perfect space for any growing family and also having plenty of storage space and scope for further development.

To the fore is a lovely front garden, a multi vehicle tandem driveway and access to a useful garage space.

Nearby amenities include a handful of shops, easily accessible transport links and being situated on the same road as the prestigious Erasmus Darwin Academy.

CALL NOW TO VIEW!!!









Property Specification

CHARACTERFUL DETACHED PROPERTY
SOUGHT AFTER LOCATION
STONES THROW FROM ERASMUS DARWIN ACADEMY
THREE BEDROOMS
TWO RECEPTION ROOMS

Porch 2.70m (8'10") x 0.72m (2'4")

Hallway 4.29m (14'1") max x 2.70m (8'10")

Living Room 4.49m (14'9") x 3.79m (12'5")

Dining Room 4.92m (16'2") max x 3.79m (12'5")

Kitchen 5.40m (17'9") x 2.70m (8'10")

Utility Room 3.20m (10'6") x 1.50m (4'11")

WC 1.58m (5'2") x 1.10m (3'7")

Landing 2.70m (8'10") x 2.49m (8'2")

Bedroom 1 4.13m (13'7") x 3.79m (12'5")

Bedroom 2 4.54m (14'11") max x 3.79m (12'5")

Bedroom 3 3.27m (10'9") x 2.70m (8'10")

Bathroom 2.81m (9'3") x 2.54m (8'4")

Agent's Note:

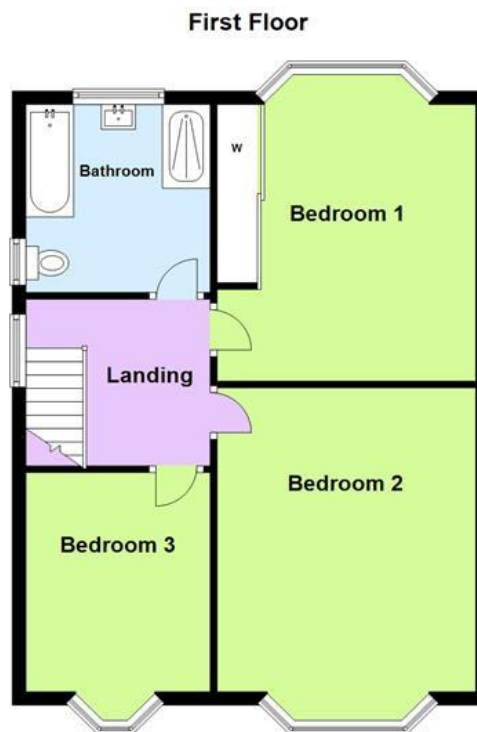
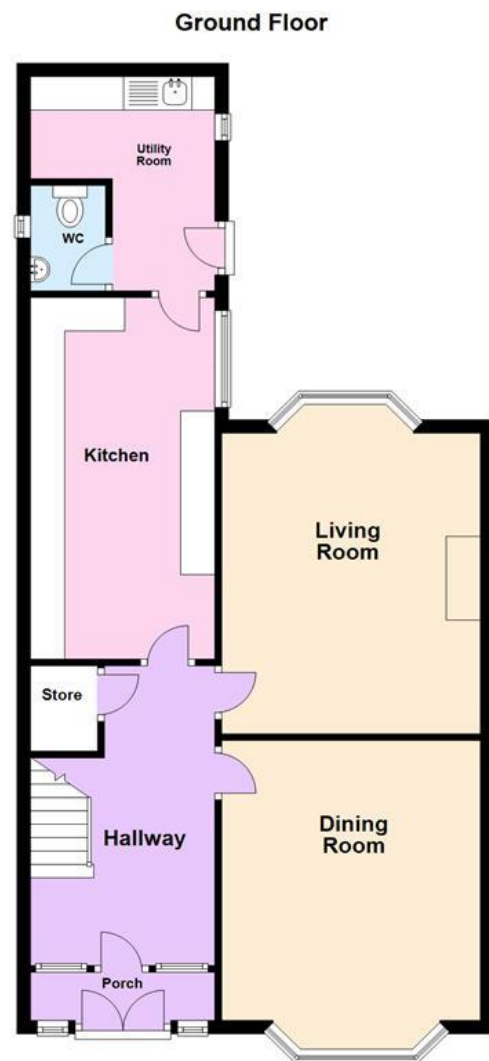
Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or 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

