



Parkhill Road,
Burntwood, WS7 2ET

Offers in the Region Of £265,000

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Welcome to Parkhill Road, a superbly presented and lovingly renovated three bedroom property situated in the ever popular Burntwood area.

Internally this wonderful home reveals an inviting entrance porch, welcoming entrance hall, spacious family lounge diner, versatile snug room and completing the ground floor is the modern kitchen with integral appliances.

Stairs lead to the first floor where you will find three generous bedrooms and a modern shower room. Outside is a landscaped garden perfect for any growing family and an excellent space for entertaining guests.

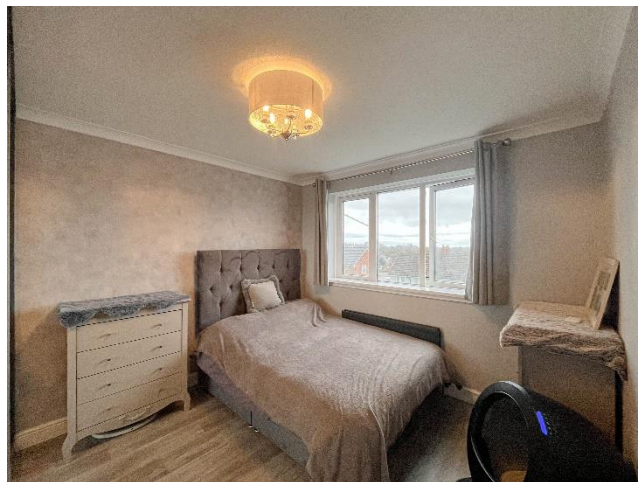
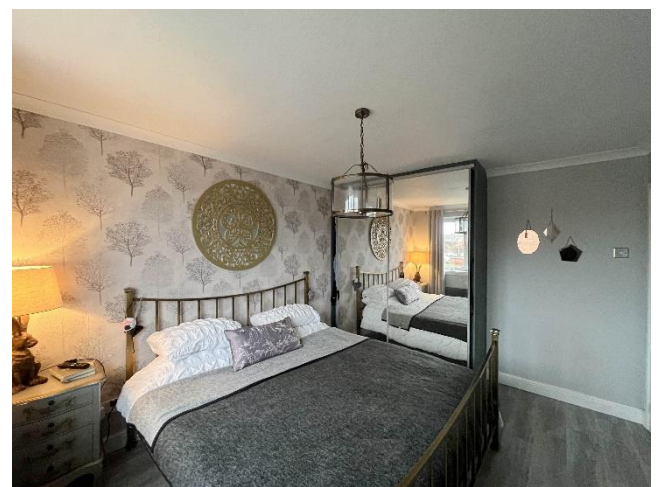
To the fore is a newly refurbished driveway and useful single garage.

Overall the property has benefitted from a newly fitted kitchen, refitted bathroom, French Doors and landscaped garden and new flooring on the ground floor and new driveway, all works completed in the last two years.

Nearby amenities include shops, schools and transport links, all within walking distance!

CALL NOW TO VIEW!!!







Property Specification

SUPERB FAMILY HOME
THREE BEDROOMS
TWO RECEPTION ROOMS
COMPREHENSIVE LISTS OF WORKS WITHIN LAST TWO
YEARS
LANDSCAPED GARDEN

Porch 2.18m (7'2") x 1.13m (3'8")

Hall 2.18m (7'2") x 1.00m (3'3")

Lounge/Diner 7.45m (24'5") x 2.68m (8'10")

Kitchen 3.49m (11'5") x 2.50m (8'2")

Snug 3.42m (11'3") x 2.16m (7'1")

Garage 5.11m (16'9") x 2.83m (9'3") max

Landing 2.11m (6'11") x 1.93m (6'4")

Bedroom 1 3.08m (10'1") x 2.90m (9'6")

Bedroom 2 3.40m (11'2") x 3.19m (10'6")

Bedroom 3 2.78m (9'2") max x 1.93m (6'4")

Bathroom 2.32m (7'7") x 1.85m (6'1")

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: B
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		84 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Map Location

