



Coney Lodge View,
Burntwood, WS7 1NU

Offers in the Region Of £550,000

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Welcome to Coney Lodge View, an idyllic and quaint development situated in the heart of Burntwood with beautiful panoramic views of the nearby Gentleshaw common.

This particular example is enviably positioned in a much sought after gated community with additional land to the fore and comes with a high specification throughout.

An internal inspection reveals an inviting entrance hall, spacious family living room, stunning open plan kitchen diner with island and the added bonus of a lovely orangery.

The ground is also complete with plenty of storage space, guest W/C and access to the double garage. Stairs lead to the first floor where you have three generous bedrooms, an en suite to master and a modern family bathroom.

Outside is a fantastic garden space at the rear with a paved multi vehicle driveway to the fore.

Nearby you have easily accessible transport links, local shops and also highly regarded schools.

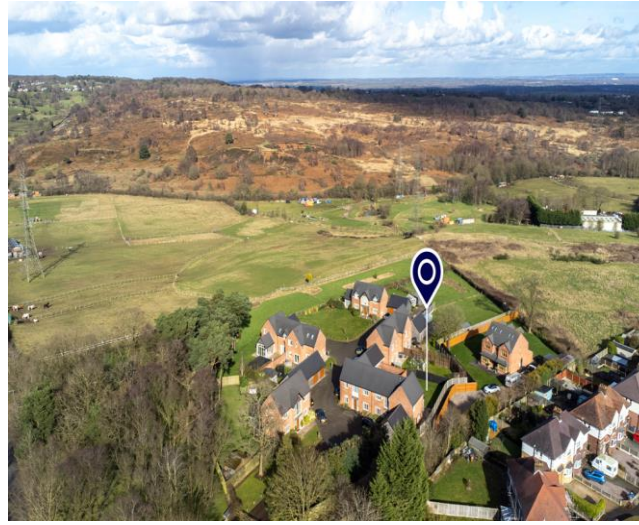
CALL NOW TO VIEW - DO NOT MISS!!!











Property Specification

Hallway

Living Room 17' 3" x 12' 10" (5.25m x 3.92m)

Kitchen/Dining/Family Room 17' 3" x 12' 6" (5.25m x 3.80m)

Orangery 11' 10" x 10' 5" (3.60m x 3.18m)

Utility Room 7' 3" x 5' 11" (2.20m x 1.81m)

W/C

Garage 23' 2" x 17' 3" (7.07m x 5.26m)

Landing

Bedroom One 9' 11" x 17' 5" (3.03m x 5.32m)

En Suite 5' 8" x 7' 1" (1.73m x 2.17m)

Bedroom Two 9' 11" x 14' 3" (3.03m x 4.35m)

Bedroom Three 11' 0" x 9' 4" (3.35m x 2.85m)

Bathroom 6' 3" x 9' 4" (1.91m x 2.85m)

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: E
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		94 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Map Location

