



Spencer Drive,  
Burntwood, WS7 1AF

Offers in the Region Of £410,000



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Introducing Spencer Drive, a superbly presented and considerably extended four bedroom dormer bungalow situated in a sought after and quiet cul de sac location in Burntwood.

Internally this property comprises an imposing entrance hall with doors leading to a large family living room, lovely modern kitchen with separate dining space, utility room and guest W/C.

The ground floor also features a versatile bar/snug space, generous double bedroom and also a large modern family bathroom.

Stairs lead to the first floor where you have a further three double bedrooms with the master having a walk in wardrobe space.

Outside is a stunning wrap around rear garden that has been lovingly landscaped with a lawn area, stepped up decked area and also plenty of storage space. To the fore is a multi vehicle driveway and useful garage space.

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

You also have the added benefit of being close to Chase Terrace Park and Gentleshaw Common.

**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***

SOUGHT AFTER LOCATION  
FOUR BEDROOMS  
ENVIABLE PLOT SIZE  
SPACIOUS LIVING ROOM  
MODERN KITCHEN & BATHROOM

### **Porch**

### **Entrance Hall**

**Living Room 5.45m (17'11") x 3.91m (12'10")**

**Kitchen 5.23m (17'2") x 2.16m (7'1")**

**Snug 3.49m (11'5") x 2.12m (6'11")**

### **Garage**

**WC/Utility 2.28m (7'6") x 1.98m (6'6")**

### **Landing**

**Bedroom 1 3.48m (11'5") x 2.69m (8'10") plus  
0.20m (0'8") x 0.20m (0'8")**

**Bedroom 2 4.25m (13'11") x 2.93m (9'7")**

**Bedroom 3 3.38m (11'1") max x 2.87m (9'5") plus  
0.20m (0'8") x 0.20m (0'8")**

**Bedroom 4 3.19m (10'6") max x 2.58m (8'6") plus  
0.20m (0'8") x 0.20m (0'8")**

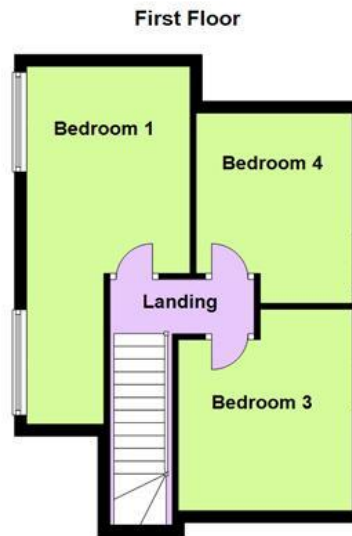
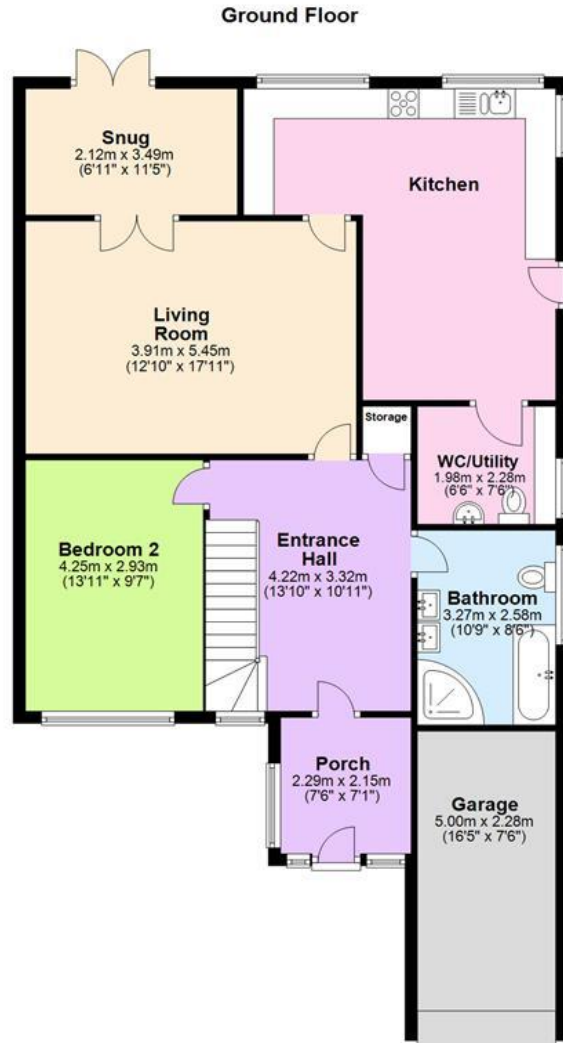
### **Bathroom**

### ***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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

## Map Location

