



Water Street,
Burntwood, WS7 1AW

£440,000

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1506 SQUARE FEET OF LIVING SPACE Paul Carr Estate Agents are pleased to welcome you to Water Street.

This beautifully presented extended 4-bedroom detached family home is ideally located in the heart of Burntwood near to local amenities, easily accessible transport links and sought after primary and secondary schools. Internally this wonderful home features an inviting entrance porch, welcoming entrance hallway and spacious but cosy family living room. This property also features a stunning modern kitchen with plenty of room for all necessary appliances as well as a downstairs W/C and completing the ground floor is the dining room/snug.

Stairs lead to the first floor where you have four generous bedrooms of which the master bedroom features an en-suite. the first floor also boasts a modern family bathroom.

Outside is a mature landscaped rear garden with plenty of space for any growing family. To the fore is a multi vehicle driveway. It is also worth noting that this property benefits from a double length garage. This property also has solar panels which is a great way of reducing the monthly running costs! If you are in the market for a fantastic family home then look no further!!

CALL NOW TO VIEW!!!





Property Specification

4 Double Bedrooms
3 Receptions
En-suite
1506 SQUARE FEET OF LIVING SPACE
STUNNING MODERN KITCHEN
AMAZING REAR GARDEN

Snug 3.66m (12') max x 3.66m (12')

Dining Room 3.66m (12') x 3.05m (10')

Living Room 4.47m (14'8") x 3.05m (10')

Inner Hallway 1.28m (4'2") x 1.09m (3'7")

WC 1.32m (4'4") x 1.28m (4'2")

Kitchen 6.16m (20'2") x 2.51m (8'3")

Hall 4.35m (14'3") x 1.90m (6'3")

Storm Porch 1.90m (6'3") x 1.37m (4'6")

Bedroom 1 3.66m (12') x 3.59m (11'9") plus 0.15m (0'6") x 0.15m (0'6")

Bedroom 3 3.58m (11'9") x 3.05m (10') plus 0.15m (0'6") x 0.15m (0'6")

Bedroom 2 4.26m (14') x 3.05m (10') plus 0.15m (0'6") x 0.15m (0'6")

Bedroom 4 4.26m (14') max x 2.51m (8'3") plus 0.15m (0'6") x 0.15m (0'6")

Bathroom 2.37m (7'9") x 1.45m (4'9") plus 0.15m (0'6") x 0.15m (0'6")

Landing 2.51m (8'3") x 2.00m (6'7") plus 0.15m (0'6") x 0.15m (0'6")

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: 15th April 2025

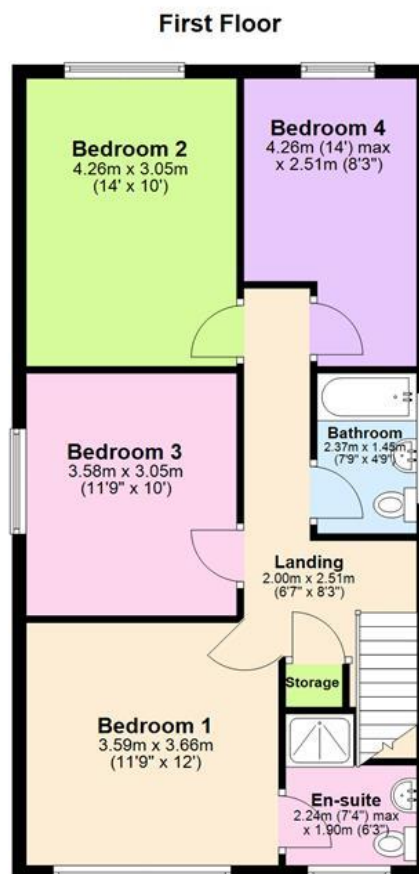
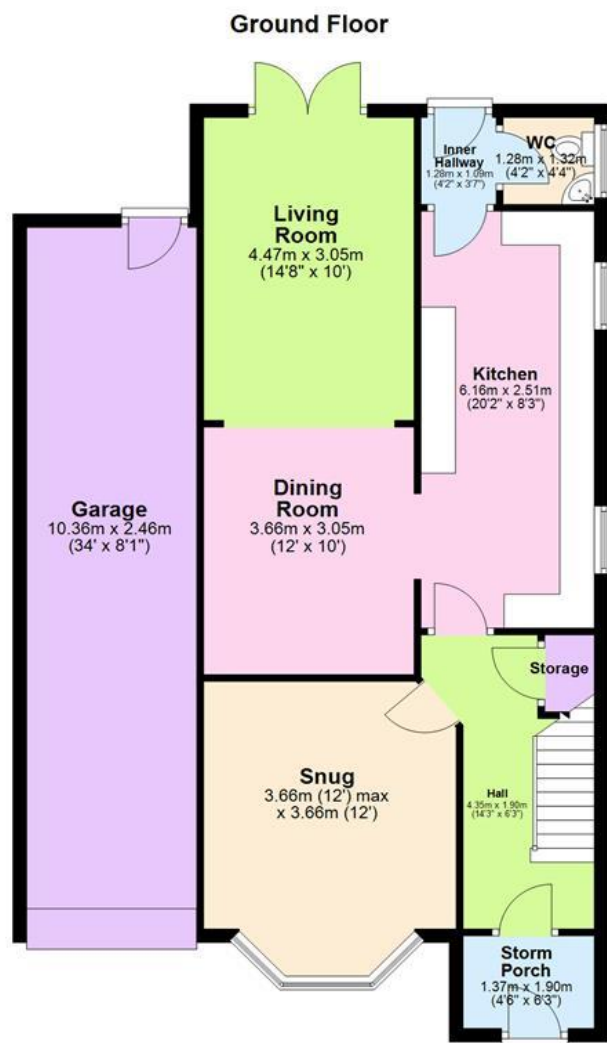
Viewer's Note:

Services connected: Gas, Water, Electric and Main Drainage
Council tax band: C
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		82 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

Map Location

