



Woodford Crescent,  
Burntwood, WS7 9AE

Offers in the Region Of £240,000



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Welcome to Woodford Crescent, an extended and tastefully refined three bedroom semi detached property situated in a sought after part of Burntwood making this an outstanding first time purchase.

Internally the property presents in great condition with a high specification kitchen with quartz work surfaces and Bosch appliances, the living room has been extended with a lovely feature fireplace and separate dining area.

Stairs lead to the first floor where you will find three bedrooms and a modern family bathroom.

Outside is a landscaped, low maintenance rear garden with a side access and a shed for storage. To the fore is a tarmac multi vehicle driveway.

Nearby amenities include a handful of shops, a pleasant local park and also highly regarded primary and secondary schools, all within easy walking distance.

CALL NOW TO VIEW!!









## Property Specification

RENOVATED THROUGHOUT  
SOUGHT AFTER LOCATION  
MODERN KITCHEN WITH QUARTZ WORK SURFACES  
EXTENDED LIVING ROOM & DINING AREA  
THREE BEDROOMS

### Hall

Kitchen Diner 13' 0" x 14' 2" (3.96m x 4.33m)

Living Room 14' 2" x 12' 4" (4.32m x 3.76m)

Dining Area 11' 6" x 11' 5" (3.51m x 3.48m)

### Landing

Bedroom One 14' 2" x 9' 7" (4.32m x 2.92m)

Bedroom Two 9' 4" x 6' 8" (2.84m x 2.03m)

Bedroom Three 7' 7" x 6' 2" (2.31m x 1.88m)

### Bathroom

### 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		82 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

## Map Location

