



Larkspur Avenue,
Burntwood, WS7 4SS

Offers in the Region Of £300,000

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Welcome to Larkspur Avenue, a well proportioned family home offered for sale with NO ONWARD CHAIN.

Internally this extended property features two large reception rooms, three fantastic double bedrooms, a generous sized kitchen with utility space, conservatory and also a family bathroom with separate W/C.

Outside is a pleasant privately enclosed rear garden and to the fore is a multi vehicle driveway and useful single garage.

Nearby amenities include easily accessible transport links, shops, plenty of open greenery and also Ridgeway Primary School and Erasmus Darwin High School within walking distance.

CALL NOW TO ARRANGE A VIEWING!!!





Property Specification

SOUGHT AFTER LOCATION
FANTASTIC FAMILY HOME
DOUBLE DORMER STYLE
THREE BEDROOMS
TWO RECEPTION ROOMS + CONSERVATORY

Hall 4.20m (13'9") x 3.18m (10'5")

Living Room 5.35m (17'7") x 4.12m (13'6")

Kitchen 3.93m (12'11") x 3.33m (10'11")

Dining Room 4.37m (14'4") x 3.80m (12'6")

Bathroom 3.07m (10'1") x 2.14m (7')

Conservatory 3.74m (12'3") x 2.86m (9'5")

WC

Utility 4.17m (13'8") x 2.26m (7'5")

Garage 5.10m (16'9") x 2.58m (8'6")

Landing

Bedroom 1 22' 1" x 16' 3" (6.72m x 4.96m)

Bedroom 2 3.80m (12'6") x 3.47m (11'5") plus
1.92m (6'3") x 1.92m (6'3")

Bedroom 3 3.35m (11') x 3.16m (10'4") plus 1.92m
(6'3") x 1.92m (6'3")

Agent's Note:

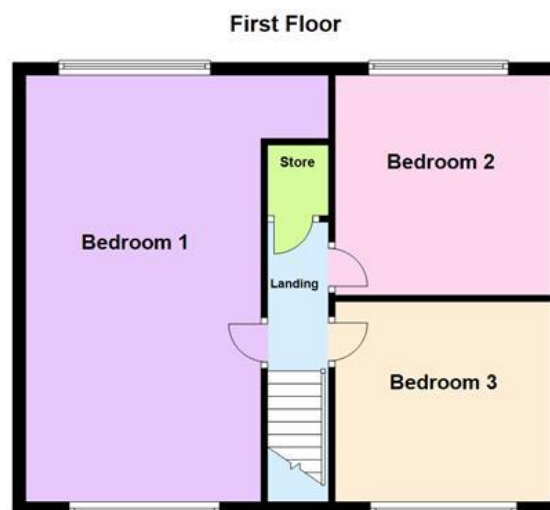
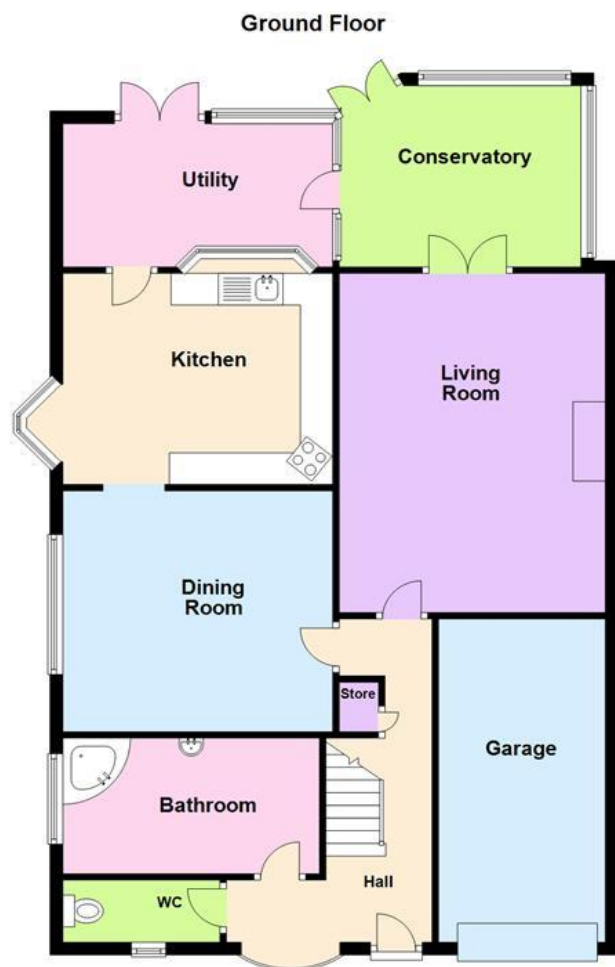
Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or 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
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		79 C
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

Map Location

