



Severn Drive,  
Burntwood, WS7 9JF

**Offers in the Region Of £375,000**



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3  1  2 

**\*CHURCH FARM ESTATE\*** Welcome to Severn Drive, a beautifully decorated and tastefully refined three bedroom 'Chalet' style property situated on the ever popular Church Farm in Burntwood.

Internally this outstanding property features an inviting entrance hall with guest w/c, spacious family living room, lovely modern kitchen finished to a high spec with a separate utility room. The ground floor also features a snug/office space and useful single garage. Stairs lead to the first floor where you will find three generous bedrooms, a large storage cupboard and also a recently updated shower room.

Outside is a simply stunning landscaped rear garden, perfect for any growing family or keen gardener.

Nearby amenities include a handful of shops, playing fields and the highly sought after Fulfen Primary School within walking distance.

**CALL NOW TO VIEW!!!!**











## Property Specification

FAMILY DETACHED PROPERTY  
THREE BEDROOMS  
SPACIOUS LOUNGE  
FITTED KITCHEN / DINER  
GROUND FLOOR GUEST WC

### Hallway

Guest W.C. 4' 6" x 4' 0" (1.37m x 1.22m)

Lounge 18' 3" x 14' 11" max x 11' 7" min (5.56m x 4.54m x 3.53m)

Kitchen / Diner 19' 9" x 9' 7" (6.02m x 2.92m)

Garage 17' 8" x 9' 0" (5.38m x 2.74m) max

Study / Snug 12' 11" x 8' 4" (3.93m x 2.54m)

### First Floor Landing

Bedroom One 18' 1" max into wardrobes x 9' 8" (5.51m x 2.94m)

Bedroom Two 11' 6" x 9' 5" max into sloping ceiling (3.50m x 2.87m)

Bedroom Three 11' 7" max x 9' 11" min x 9' 9" into sloping ceiling (3.53m x 2.97m)

Bathroom 7' 6" max x 5' 5" (2.28m x 1.65m)

### 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: 5th January 2022

### Viewer's Note:

Services connected: Gas, Electric, Water Drainage  
Council tax band: D  
Tenure: Freehold

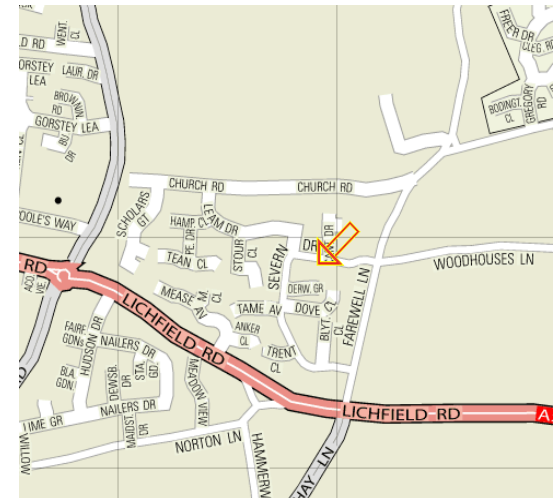
# Floor Plan

*This floor plan is not drawn to scale and is for illustration purposes only*

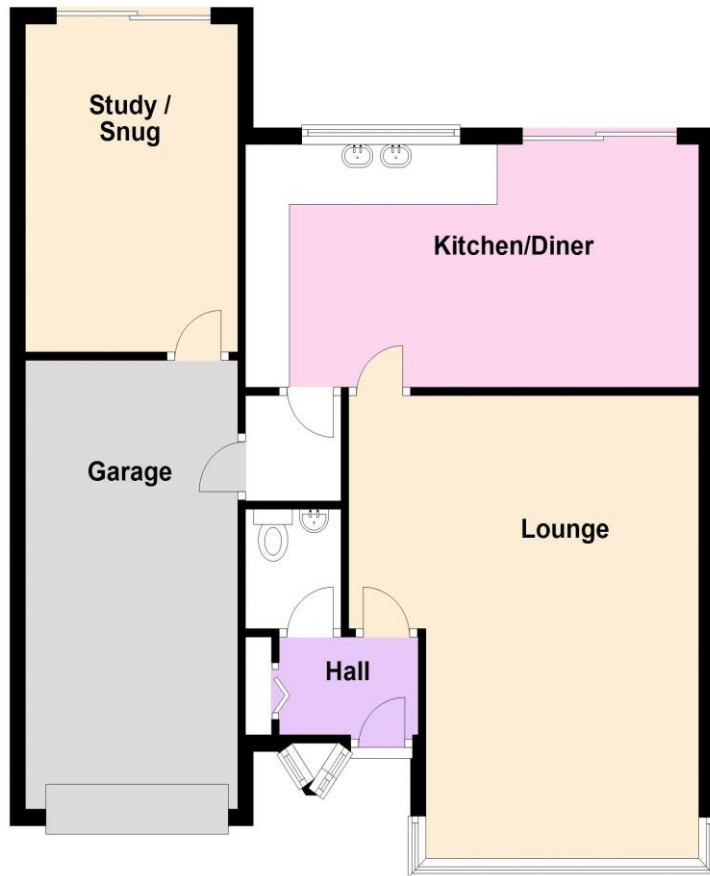
## Energy Efficiency Rating

**New  
Instruction  
Awaiting  
E.P.C.**

## Map Location



Ground Floor



First Floor

