



Croft Gardens,
Burntwood, WS7 2EZ

Offers in the Region Of £530,000

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NO CHAIN - Welcome to Croft Gardens, an executive detached family home situated on a quaint private drive in the sought after Burntwood area.

Internally this wonderful home features an inviting entrance hallway, spacious family living room, dining room and also an orangery/sitting room. The kitchen has been upgraded and is finished to a high standard with quartz counter tops and integral appliances, there is a separate utility room with matching worktops and base units as well as a guest W/C.

Stairs lead to the first floor where you have a versatile layout featuring four generous bedrooms all with great amounts of storage, a well finished bathroom and also an en suite to the master suite.

Outside is an easily maintained rear garden perfect for any growing family and to the fore is a multi vehicle driveway and double width garage with roller shutter door.

Nearby amenities include a handful of local shops, easily accessible transport links and also highly regarded primary and secondary schools.

NO ONWARD CHAIN - CALL NOW!!









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

NO ONWARD CHAIN
EXECUTIVE DETACHED FAMILY HOME
FOUR BEDROOMS
THREE RECEPTION ROOMS
STUNNING HIGH SPEC KITCHEN

Porch 2.40m (7'10") x 0.70m (2'4")

Hall 2.09m (6'10") x 2.00m (6'7")

Living Room 4.68m (15'4") x 4.39m (14'5")

Dining Room 3.65m (12') x 2.94m (9'8")

Conservatory 3.95m (13') x 3.61m (11'10")

Kitchen 4.02m (13'2") x 3.04m (10')

Utility Room 3.14m (10'4") x 2.94m (9'8") max

WC 1.57m (5'2") x 0.81m (2'8")

Garage 4.92m (16'2") x 4.80m (15'9")

Landing

Bedroom 1 6.06m (19'11") x 3.54m (11'7") plus
0.67m (2'2") x 0.67m (2'2")

En-suite 2.07m (6'10") x 1.78m (5'10")

Bedroom 2 5.31m (17'5") x 2.91m (9'6")

Bedroom 3 3.88m (12'9") max x 2.94m (9'8")

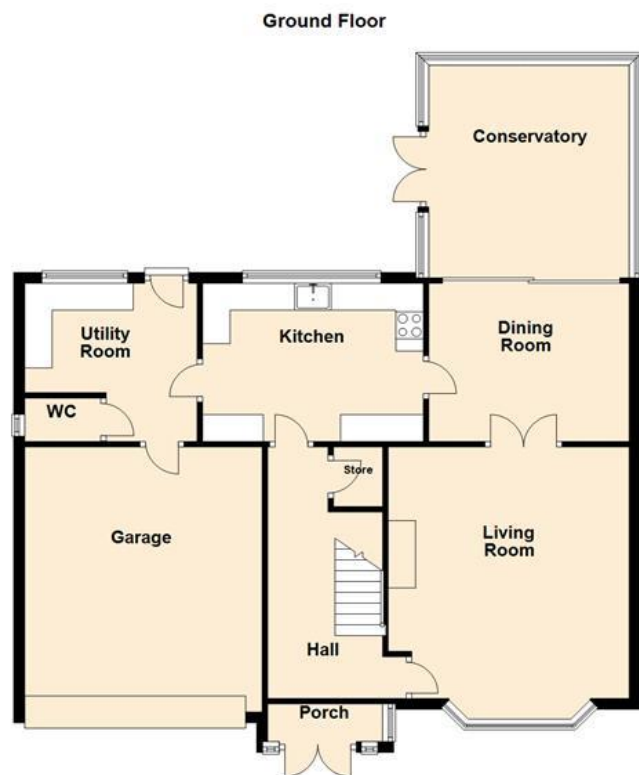
Bedroom 4 3.54m (11'7") x 2.30m (7'7") plus 0.67m
(2'2") x 0.67m (2'2")

Bathroom 3.24m (10'8") x 2.24m (7'4")

Services connected: Gas, Electric, Water, Drainage
Council tax band: E
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	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Map Location

