



New Road,
Burntwood, WS7 0BU

Offers in the Region Of £330,000

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Welcome to New Road, a deceptively spacious three bedroom detached property that has been lovingly renovated and finished to a fantastic standard throughout.

Internally this versatile layout features an inviting entrance hall, large through lounge diner with feature fireplace, open plan breakfast kitchen with granite work surfaces and also a separate utility room and guest shower room. The ground floor also has a versatile sitting/bar room along with a snug and ground floor bedroom.

Stairs lead to the first floor where there are two more generous bedrooms and a large bathroom with separate bath and shower.

Outside is a beautiful privately enclosed rear garden with a further 8-10 feet of additional space behind the storage shed. To the fore is a tarmac multi vehicle driveway, also with space for a motorhome/caravan.

Nearby amenities include highly regarded schools, a handful of shops and also transport links - all within easy walking distance.

Being situated in the heart of Burntwood this exceptional home is not to be missed!!!!







Property Specification

DECEPTIVELY SPACIOUS
SOUGHT AFTER LOCATION
THREE GENEROUS BEDROOMS
THREE RECEPTION ROOMS
AMAZING REAR GARDEN

Hall 3.43m (11'3") x 3.22m (10'7")

Lounge/Diner 7.98m (26'2") max x 3.42m (11'3")

Kitchen 3.12m (10'3") x 2.76m (9'1")

Breakfast Area 3.07m (10'1") x 2.62m (8'7")

Utility Room 2.76m (9'1") x 1.82m (6')

Sitting Room/Bar Room 4.50m (14'9") x 2.99m (9'10")

Shower Room 2.76m (9'1") x 1.26m (4'2")

Snug 2.95m (9'8") x 1.63m (5'4")

Landing

Bedroom 1 3.54m (11'7") x 3.00m (9'10") plus
0.56m (1'10") x 0.56m (1'10")

Bedroom 2 4.40m (14'5") max x 2.23m (7'4") plus
0.56m (1'10") x 0.56m (1'10")

Bedroom 3 3.47m (11'5") max x 3.02m (9'11")

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: 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.**

