



Water Street,
Burntwood, WS7 1AN

Offers in the Region Of £450,000

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Welcome to Water Street... Paul Carr Estate Agents are delighted to bring to market this beautifully presented three bedroom bungalow, in a highly sought after location in the heart of Burntwood.

Just a stones throw away from local shops and transport links, this charming property has everything you could need right on your doorstep! An internal inspection reveals a porch leading into the entrance hallway, where you'll find three good sized bedrooms located to the fore of the property.

The main living space is located to the rear of the property, featuring a spacious living area with french doors looking out onto the stunning rear garden. The kitchen is the perfect place for entertaining guests, with a kitchen island, additional dining area and another set of doors opening into the garden, you can really appreciate the natural light and charm the bungalow has to offer. The bathroom is modern and finished to an impeccable standard with a separate bath and shower.

The bungalow also features an additional WC, a storage cupboard, and laundry room, so you are certainly not short of additional space!

Externally the property has a multi vehicle driveway, a double garage, with additional parking to the rear if needed and exceptional rear garden, perfect for someone who appreciates outdoor space.

If you think Water Street could be the property for you, get in touch today! This is not one to miss!!







Property Specification

SOUGHT AFTER LOCATION
THREE BEDROOMS
BEAUTIFULLY PRESENTED THROUGHOUT
ENVIABLE PLOT SIZE
LARGE GARDEN

Porch

Hall

Living Room 7.72m (25'4") x 3.90m (12'9")

Kitchen/Dining Room 5.88m (19'3") x 3.94m (12'11")

Laundry Room 2.80m (9'2") x 1.14m (3'9")

Bedroom 1 4.34m (14'3") x 3.07m (10'1")

Bedroom 2 3.47m (11'5") x 2.80m (9'2")

Bedroom 3 3.46m (11'4") x 2.80m (9'2")

Bathroom

WC

Garage 17' 3" x 27' 3" (5.25m x 8.31m)

Agent's Note:

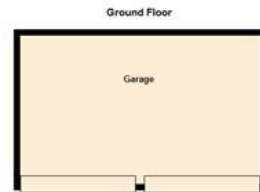
Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or 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: E
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

