



Larkspur Avenue, Burntwood, WS7 4SR

Offers in the region of £310,000

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3  2  0 

Welcome to Larkspur Avenue, Burntwood. Paul Carr Burntwood, are delighted to bring to market this deceptively spacious three bedroom dormer bungalow. An internal inspection reveals a bright and airy porch, leading into a welcoming hallway. Downstairs features a family bathroom with a bath and shower cubicle and separate WC. The living area is located to the rear of the property overlooking the stunning rear garden, with patio doors, ideal for the summer months. The kitchen is well maintained and features integral appliances. There is a dining area, with space for a large dining table, perfect for entertaining the family! Upstairs there are three good sized bedrooms, one of which is currently being utilised as an office. There is an additional modern family bathroom upstairs. Externally the property features a beautiful rear garden with a patio and lawned area. To the fore of the property is a multi vehicle driveway and an integral garage. Close to local shops, highly regarded schools and transport links, Larkspur Avenue has everything you need, right on your doorstep... **CONTACT US TO ARRANGE A VIEWING!**





Property Specification

3 Bedrooms
2 Receptions

Porch
Hallway
Bathroom
WC
Store

Dining Room 4.13m (13'7") x 2.94m (9'8")

Kitchen 3.37m (11'1") x 3.16m (10'4")

Living Room 5.31m (17'5") x 3.80m (12'6")

Garage

Shower Room

Bedroom 2 4.07m (13'4") x 3.05m (10')
Store

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.

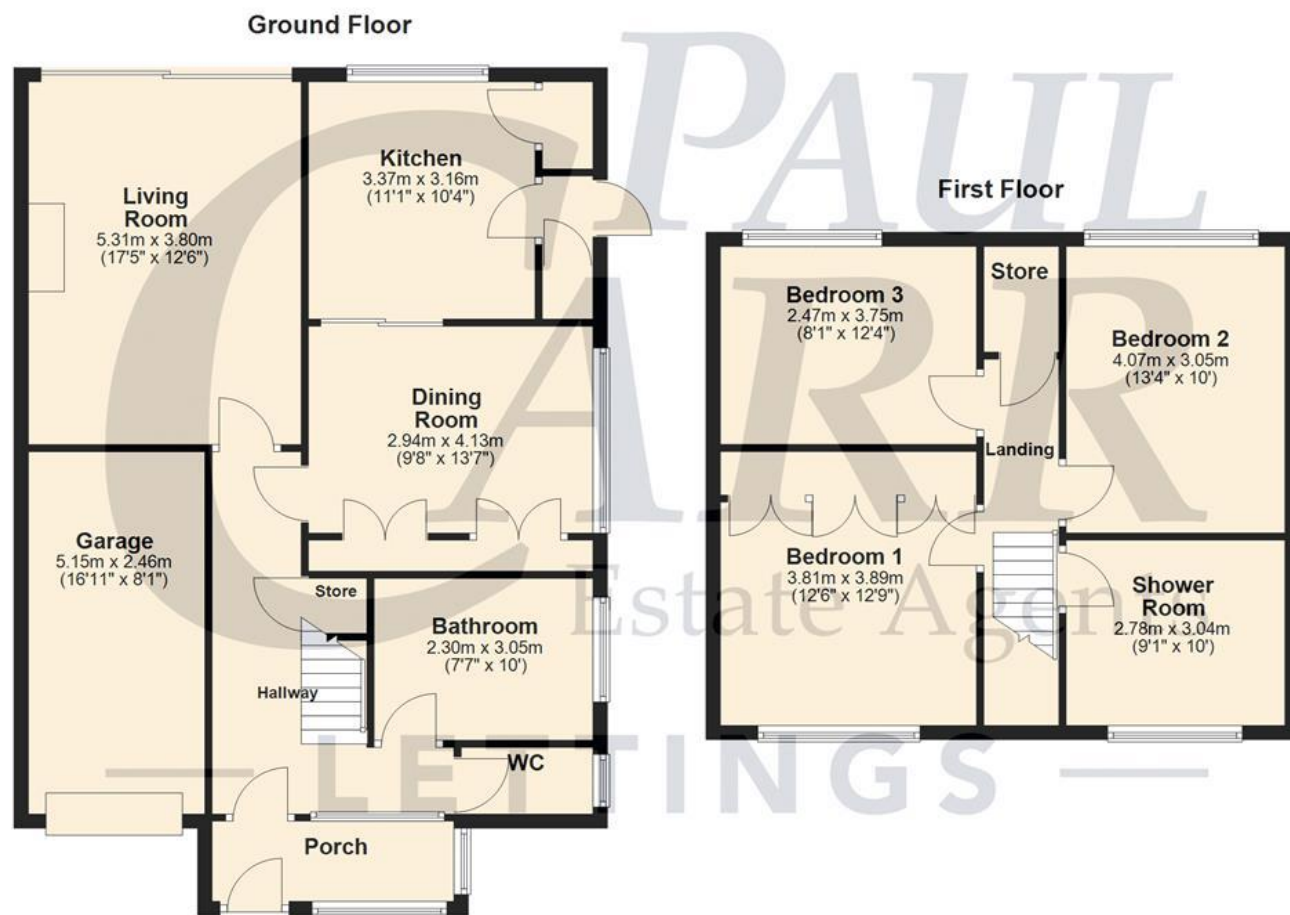
Came on the market:

Viewer's Note:

Services connected: Mains Gas, Electric and Sewerage
Council tax band: C
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

