



**Robinson Road, Burntwood, WS7 2LN**

**£140,000**



## Robinson Road, Burntwood

£140,000



Welcome to Robinson Road, Burntwood. Paul Carr Estate Agents are delighted to bring to market this two bedroom property, located on a popular residential estate. Perfect for those looking to get onto the property ladder, investors, or downsizers, Robinson Road has plenty of space and potential to offer. An internal inspection of the property reveals a porch leading into a welcoming entrance hallway. The kitchen is located to the fore of the property and the lounge area to the rear. The spacious lounge/ dining area overlooks the charming garden and benefits from patio doors, perfect for entertaining guests in the summer months. There is also an additional utility area downstairs, which has space for a washing machine and tumble dryer, with potential for a downstairs WC. Upstairs there are two good sized bedrooms, both with built in storage and a family bathroom. The property is not short of outside space, with a low maintenance rear garden and an additional garden to the fore. Overlooking greenery, close to local shops, schools and transport links, Robinson Road has everything you need right on your doorstep. **CONTACT US TO ARRANGE A VIEWING!**







## Property Specification

NO ONWARD CHAIN!  
PERFECT FOR THOSE LOOKING TO GET ONTO THE  
PROPERTY LADDER!  
SPACIOUS LOUNGE/ DINING AREA  
KITCHEN AND UTILITY AREA  
TWO GOOD SIZED BEDROOMS



### 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: A  
Tenure: Freehold

# Floor Plan

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



GROUND FLOOR  
APPROX. FLOOR  
AREA 439 SQ.FT.  
(40.8 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 310 SQ.FT.  
(28.8 SQ.M.)

21 ROBINSON ROAD, BURNTWOOD WS7 2LN  
TOTAL APPROX. FLOOR AREA 750 SQ.FT. (69.6 SQ.M.)

## Energy Efficiency Rating

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

## Map Location

