



Ironstone Road,  
Burntwood, WS7 1NB

**Offers Over £280,000**



# Burntwood

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Welcome to Ironstone Road, a well presented period style family home situated in the sought after Burntwood area. Internally this beautiful property features well proportioned and versatile living space including three reception rooms, a generous kitchen space, conservatory and charming entrance hall with guest W/C and additional storage.

Stairs lead to the first floor where you have three large double bedrooms, a family bathroom with separate bath and shower and also a useful dressing/storage area.

The outside space is excellent and still has an abundance of further potential to improve, the garden is a fantastic size and privately enclosed. You have a lovely gated courtyard with access to multi vehicle parking and a separate garage.

Nearby amenities include a handful of shops, easily accessible transport links and both Primary and Secondary Schools within walking distance.

CALL NOW TO VIEW!!















## Property Specification

### Hall

Living Room 3.57m (11'9") x 3.41m (11'2")

Dining Room 3.57m (11'9") x 3.16m (10'4")

Snug 4.08m (13'5") x 2.83m (9'3")

Kitchen 4.41m (14'6") x 3.00m (9'10")

### Conservatory

### Inner Hallway

### W/C

### Landing

Bedroom 1 3.61m (11'10") x 3.60m (11'10") plus  
0.19m (0'8") x 0.19m (0'8")

Bedroom 2 3.58m (11'9") x 3.15m (10'4") plus  
0.19m (0'8") x 0.19m (0'8")

Bedroom 3 4.12m (13'6") x 2.48m (8'2") plus 0.19m  
(0'8") x 0.19m (0'8")

Bathroom 2.77m (9'1") x 2.46m (8'1") plus 0.19m  
(0'8") x 0.19m (0'8")

### 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: B  
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

