



Swanfields,  
Burntwood, WS7 0BH

**£475,000**



# Burntwood

£475,000



\*SOUGHT AFTER PRIVATE ROAD\*

\*DETACHED FAMILY HOME\*

Welcome to Swanfields, an idyllic family home situated on a sought after private development near to Swan Island in Burntwood.

Internally this fantastic property features an inviting hallway, modern highly specified breakfast kitchen, separate dining space, versatile conservatory/snug room and also a cosy family living room. The ground floor also comes complete with a useful office/playroom and guest w/c.

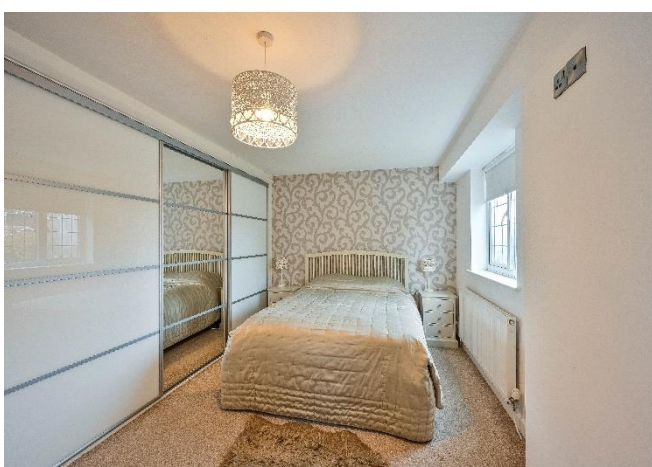
Stairs lead to the first floor where you will find four bedrooms with an en suite to master and also a family bathroom.

Outside this home occupies a generous plot size both front and rear, the garden is perfect for any growing family as well as being south facing, privately enclosed and offering further potential for expansion if needed. To the fore is a block paved multi vehicle driveway, charming fore garden and also a garage space for storage.

Nearby amenities include a handful of shops, highly regarded primary and secondary schools and easily accessible transport links. You are walking distance to Burntwood Park, Fulfen Primary School and also Highfields Primary School. If you are in the market for your forever family home then Swanfields could be the one for you...















### 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:

## Property Specification

### Hall

Living Room 4.53m (14'10") x 4.13m (13'7")

Kitchen/Diner 8.57m (28'1") x 3.40m (11'2")

Office/Playroom 3.62m (11'11") x 2.36m (7'9")

### Conservatory

### WC

### Landing

Bedroom 1 10' 2" x 15' 7" (3.10m x 4.88m)

Bedroom 2 3.71m (12'2") x 3.63m (11'11") plus  
3.61m (11'10") x 3.61m (11'10")

Bedroom 3 3.38m (11'1") x 2.55m (8'4") plus 3.61m  
(11'10") x 3.61m (11'10")

Bedroom 4 3.44m (11'3") max x 2.77m (9'1") plus  
3.61m (11'10") x 3.61m (11'10")

En-suite 2.27m (7'5") x 1.69m (5'7") plus 3.61m  
(11'10") x 3.61m (11'10")

Bathroom 2.11m (6'11") x 2.09m (6'10") plus 3.61m  
(11'10") x 3.61m (11'10")

Garage/Store 2.36m (7'9") x 1.32m (4'4")

### Viewer's Note:

Services connected: Gas, Electric, Water, Drainage

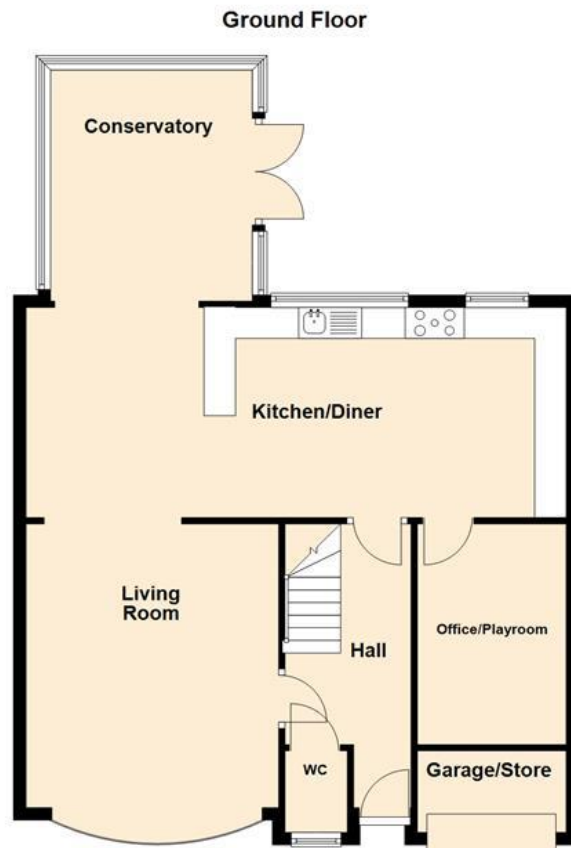
Council tax band: E

Tenure: Freehold



# Floor Plan

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



## Energy Efficiency Rating

## Map Location

