



Columbian Crescent,  
Burntwood, WS7 2BD

Offers in the Region Of £240,000

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Welcome to Columbian Crescent, a lovely family home situated on the 'Redwood' Estate in Burntwood.

An internal inspection reveals a welcoming entrance hall, spacious living room and completing the ground floor is the generous kitchen diner.

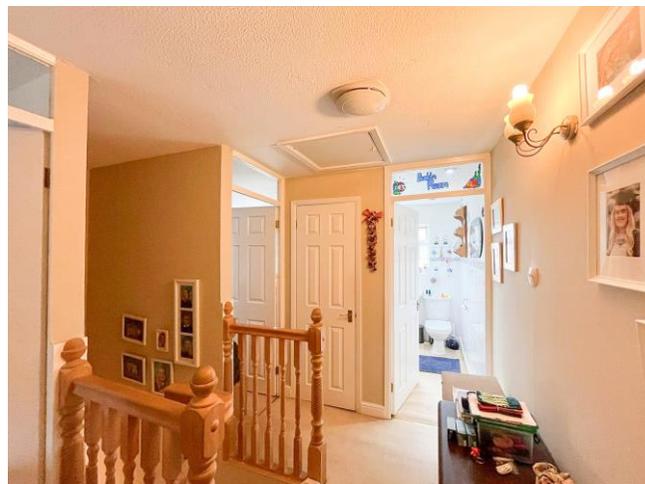
Stairs lead to the first floor where the property boasts three bedrooms and a family bathroom.

Outside you have a pleasant and privately enclosed rear garden and to the fore is a multi vehicle driveway and garage space.

This wonderful home also features an enviable corner plot position with outstanding potential for further improvement.

Nearby you will find highly regarded local schools, easily accessible transport links and also a handful of shops.

CALL NOW TO VIEW!!!





## Property Specification

ENVIABLE PLOT SIZE  
SOUGHT AFTER LOCATION  
SPACIOUS LIVING ROOM  
LARGE KITCHEN DINER  
MULTI VEHICLE DRIVEWAY

Hall

Porch

Living Room 5.24m (17'2") x 3.49m (11'5")

Kitchen/Diner 5.26m (17'3") x 3.09m (10'2")

Landing

Bedroom 1 3.45m (11'4") x 3.35m (11')

Bedroom 2 3.19m (10'5") x 3.07m (10'1")

Bedroom 3 2.72m (8'11") x 1.88m (6'2")

Bathroom



### 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

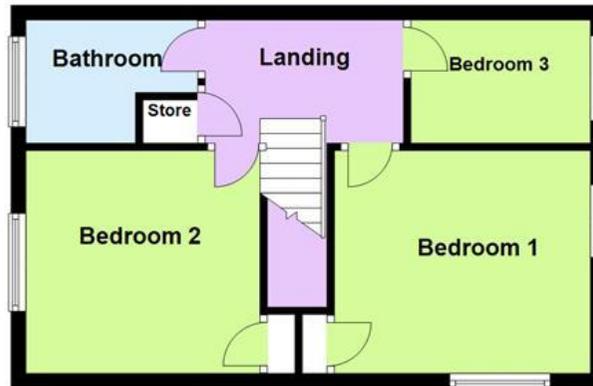
This floor plan is not drawn to scale and is for illustration purposes only

## Energy Efficiency Rating

Ground Floor



First Floor



## Map Location

