



Thorpe Street | Burntwood | WS7 1NJ

Offers In Excess Of £400,000



Summary

**** VIEWING IS ESSENTIAL ** DECEPTIVELY SPACIOUS DETACHED FAMILY HOME ** GENEROUS PLOT ** WELL PRESENTED THROUGHOUT ** PRIME SCHOOL CATCHMENT ** POPULAR LOCATION ** THREE DOUBLE BEDROOMS ** BATHROOM & SHOWER ROOM ** SUBSTANTIAL LOUNGE ** FULL WIDTH CONSERVATORY ** REFITTED KITCHEN ** GARAGE ** AMPLE DRIVEWAY ** LARGE LANDSCAPED GARDENS ****

Webbs Estate Agents, have pleasure in offering this well-presented DECEPTIVELY SPACIOUS detached family home, situated in a popular location, being close to all local amenities and good schools. Briefly comprising: entrance porch, through hallway, shower room, lounge, REFITTED kitchen, utility room and full-width conservatory. On the first floor, the landing leads to three double bedrooms and a family bathroom. Externally there is an ample private driveway that provides off-road parking for several vehicles, a fore garden, a garage and a generous landscaped rear garden.

Key Features

Rooms and Dimensions

ENTRANCE PORCH

ENTRANCE HALLWAY

GUEST WC

LOUNGE
22'7 x 13'3 (6.88m x 4.04m)

KITCHEN
13'5 x 11'11 (4.09m x 3.63m)

UTILITY ROOM

P SHAPED CONSERVATORY
20'9 x 11'6 (6.32m x 3.51m)

LANDING

BEDROOM ONE
11'0 x 13'3 (3.35m x 4.04m)

BEDROOM TWO
13'5 x 11'1 (4.09m x 3.38m)

BEDROOM THREE
12'6 x 11'4 (3.81m x 3.35m'1.22m)

BATHROOM

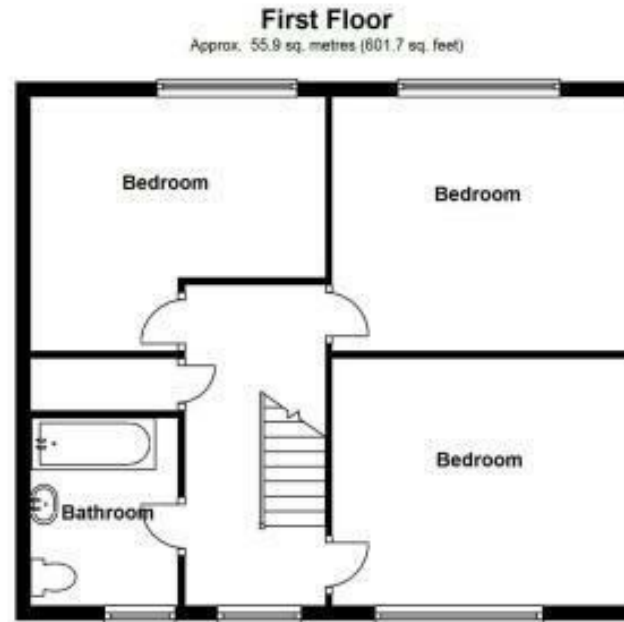
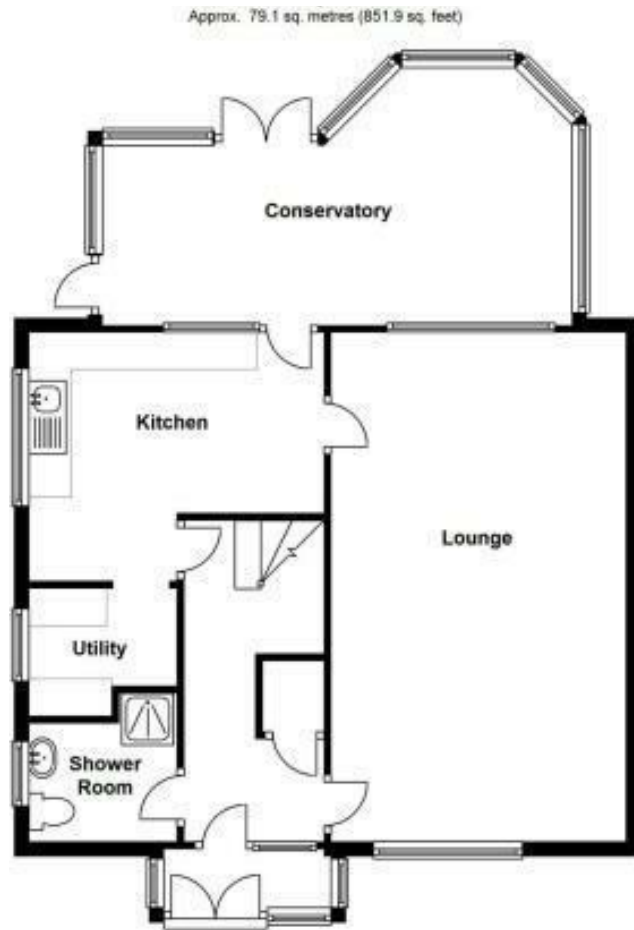
DETACHED GARAGE
17'3 x 9'0 (5.26m x 2.74m)

REAR GARDEN

Identification checks - C







Total area: approx. 135.0 sq. metres (1453.6 sq. feet)

Webbs Estate Agents - endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
81	81	54	54
81-92 A 71-80 B 62-70 C 54-61 D 45-53 E 35-44 F 20-44 G	81-92 A 71-80 B 62-70 C 54-61 D 45-53 E 35-44 F 20-44 G	100-120 A 75-99 B 50-74 C 25-49 D 10-24 E 5-24 F 0-4 G	100-120 A 75-99 B 50-74 C 25-49 D 10-24 E 5-24 F 0-4 G
England & Wales <small>EU Directive 2002/91/EC</small>		England & Wales <small>EU Directive 2002/91/EC</small>	