



New Road | Burntwood | WS7 0BU

Offers Around £275,000

 **Webbs**  
estate agents

## Summary

**\*\* NEW BUILD \*\* 10 YRS BUILDERS WARRANTY \*\* DETACHED HOME \*\* POPULAR LOCATION \*\* VIEWING IS ESSENTIAL \*\* UNDERFLOOR HEATING \*\* VAILLANT HEAT SOURCE PUMP \*\* MODERN CONTEMPORARY LIVING \*\* TWO DOUBLE BEDROOMS \*\* STUNNING FAMILY BATHROOM \*\* MODERN OPEN PLAN LIVING \*\* LOUNGE DINING \*\* MODERN KITCHEN WITH INTEGRATED APPLIANCES \*\* UTILITY ROOM \*\* GUEST WC \*\* DRIVEWAY \*\* REAR GARDEN \*\***  
WEBBS ESTATE AGENTS have pleasure in offering this well-presented BRAND NEW detached home, situated in a popular location being close to all local amenities, shops and good schools. Briefly comprising: entrance hall, open plan living with a through lounge dining kitchen with integrated appliances, a separate utility room and guest W.C. On the first floor, the landing leads to two double bedrooms and a modern family bathroom. The property also boasts triple glazed aluminium windows and doors offering enhanced security compared to PVC, giving maximum efficiency and noise reduction. The ground floor has zone controlled underfloor heating throughout with LVT flooring. The property will also be fitted with new luxury carpets and flooring.

### EXTERNALLY

There is parking for 2 cars and the rear garden is fully enclosed and has been finished with Porcelain paving slabs. The property benefits from having an Electric Vehicle Charging Point.

The location is great with local schools and amenities just a short stroll from the door

**\*\* VIEWING IS ESSENTIAL TO APPRECIATE THE STYLE, SPACE AND QUALITY OF THIS BEAUTIFUL HOME \*\***

## Key Features

- NEW BUILD WITH 10 YEARS BUILDERS WARRANTY
- TWO DOUBLE BEDROOMS
- MODERN OPEN PLAN LIVING
- UTILITY ROOM & GUEST WC
- LANDSCAPED REAR GARDEN
- DETACHED FAMILY HOME
- FAMILY BATHROOM
- LOUNGE / DINING / KITCHEN
- DRIVEWAY
- ALUMINIUM TRIPLE GLAZING

## Rooms and Dimensions

### ENTRANCE HALLWAY

### MODERN OPEN-PLAN LIVING

### LOUNGE DINING

21'2" x 10'6" (6.465 x 3.220)

### MODERN KITCHEN - OPEN PLAN

8'5" x 8'5" (2.573 x 2.578)

### UTILITY ROOM

8'1" x 5'1" (2.475 x 1.563)

### GUEST WC

### LANDING

### BEDROOM ONE

13'10" x 7'8" (4.240 x 2.344)

### BEDROOM TWO

13'10" x 10'3" (4.240 x 3.127)

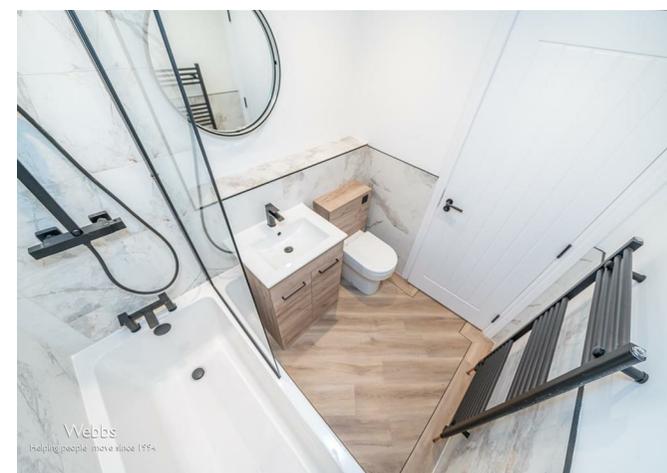
### FAMILY BATHROOM

### DRIVEWAY

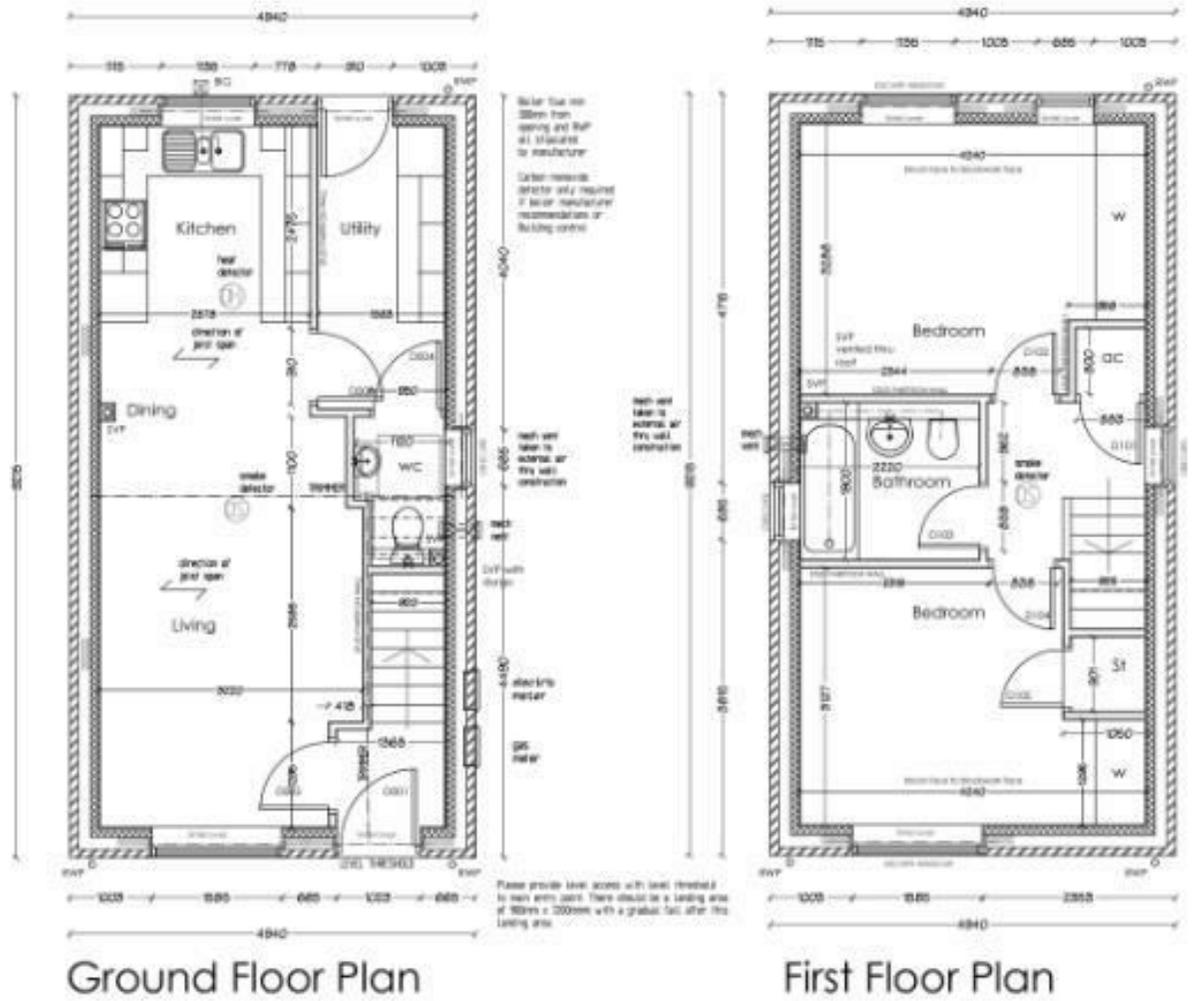
### LANDSCAPED REAR GARDEN

### Identification Checks B

### Agents Note C







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 <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
79	88	79	88
Energy Efficiency Rating: 79 (Current), 88 (Potential) Energy Efficiency Rating: 79 (Current), 88 (Potential)		Environmental Impact (CO <sub>2</sub> ) Rating: 79 (Current), 88 (Potential) Environmental Impact (CO <sub>2</sub> ) Rating: 79 (Current), 88 (Potential)	
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	

153 Avon Road, Cannock, WS11 1LF

Tel: 01543 468846 | Email: sales@webbestateagents.co.uk | www.webbestateagents.co.uk

