



Water Street, Burntwood, WS7 1AW

Offers In the Region of £375,000

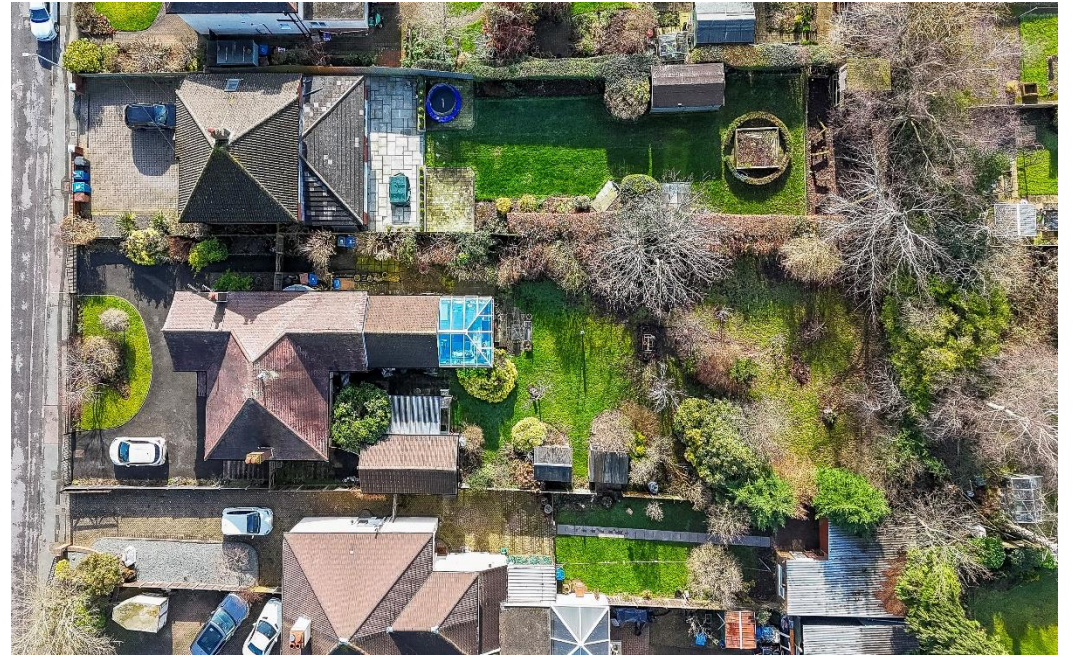
# Water Street, Burntwood

Offers In the Region Of £375,000



Welcome to Water Street, Burntwood. Paul Carr Estate Agents are delighted to bring to market another fabulous property on Water Street, a highly sought after, residential road, in the heart of Burntwood. A stones throw from local supermarkets, schools and transport links, you really do have everything you could possibly need, right on your doorstep. This charming, detached bungalow is positioned on an enviable plot size, with a multi vehicle driveway to the fore and a beautiful garden to the rear. An internal inspection reveals a welcoming entrance hallway, leading into the main living area positioned at the front of the property, with a bay window allowing in lots of natural sunlight. The hallway then leads into the family dining room, another superbly bright space, with a fireplace and plenty of room for entertaining guests. The bungalow certainly doesn't lack space, as you have a separate utility room, with space for all appliances and a guest WC. The kitchen really is the heart of the home, with patio doors leading into the conservatory, which then opens up onto the stunning rear garden, perfect for the summer months! The bungalow has two good sized bedrooms and family bathroom. With endless potential and those looking for a bungalow which doesn't lack space, then Water Street might be the place for you!





## Property Specification

HIGHLY SOUGHT AFTER LOCATION  
ENVIABLE PLOT SIZE  
MULTI VEHICLE DRIVEWAY  
CLOSE TO LOCAL SHOPS & SHOPS  
FULL OF POTENTIAL



### Hallway

Living Room 12' 0" x 12' 0" (3.65m x 3.65m)

Dining Room 15' 6" x 10' 11" (4.73m x 3.34m)

Utility Room 12' 8" x 8' 1" (3.86m x 2.47m)

W/C 3' 10" x 3' 7" (1.17m x 1.08m)

Kitchen 15' 2" x 11' 11" (4.62m x 3.62m)

Conservatory 13' 0" x 11' 11" (3.96m x 3.62m)

Bedroom One 12' 0" x 11' 3" (3.65m x 3.44m)

Bedroom Two 11' 11" x 10' 9" (3.64m x 3.28m)

Bathroom 8' 11" x 7' 2" (2.73m x 2.18m)

Garage 19' 5" x 10' 8" (5.91m x 3.26m)

### 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:

**Identity Verification Fee** - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. The initial checks are carried out on our behalf by Lifetime Legal. A non-refundable administration fee of £40 + VAT (£48 including VAT) applies which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us issuing a memorandum of sale, directly to Lifetime Legal, and is non-refundable.

### Viewer's Note:

Services connected: Mains Gas, Electric and Sewerage  
Council tax band: D  
Tenure: Freehold  
Other Charges: N/A

# 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

