



Belvedere Close,
Burntwood, WS7 4YR

Offers in the Region Of £325,000

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Situated in a popular area of Burntwood, this spacious and versatile property offers excellent accommodation for growing families, with the added benefit of a self-contained annexe space ideal for multi-generational living.

The main property offers a welcoming entrance hall leading into a generous L-shaped lounge, separate dining room and well-appointed kitchen/breakfast room. The first floor provides three well-proportioned bedrooms, together with a family bathroom and useful landing space.

A particular highlight of the property is the annexe, which provides an excellent degree of flexibility and could be ideally suited to dependent relatives, older children, guests or those looking for additional independent living accommodation. The annexe includes a bedroom, shower room and spacious lounge/kitchen area, making it a genuinely practical multi-generational living solution.

Externally, the property provides attractive outdoor space and offers the convenience of being well placed for local amenities. Well-regarded schools, shops and excellent transport links are all close by, with Erasmus Darwin Academy also nearby.

Offering generous accommodation, versatile living arrangements and a sought-after Burntwood location, this is an ideal home for families looking for space and flexibility, particularly those seeking multi-generational living potential.









Property Specification

SELF CONTAINED ANNEXE
IDEAL FAMILY/ MULTI GENERATIONAL HOME
QUIET CUL-DE-SAC LOCATION
TWO LIVING AREAS
KITCHEN WITH A BREAKFAST BAR

Living Room 15' 1" x 13' 1" (4.59m x 4.00m)

Dining Room 14' 10" x 8' 4" (4.52m x 2.55m)

Kitchen 14' 9" x 10' 6" (4.50m x 3.20m)

Landing

Bedroom One 15' 1" x 8' 5" (4.60m x 2.57m)

Bedroom Two 10' 11" x 7' 9" (3.34m x 2.37m)

Bedroom Three 10' 10" x 6' 9" (3.30m x 2.06m)

Bathroom

Annexe Lounge/Kitchen 15' 3" x 10' 4" (4.64m x 3.14m)

Annexe Bedroom 10' 3" x 8' 2" (3.12m x 2.50m)

Annexe Shower Room

Viewer's Note:

Services connected: Gas, Electric, Water, Drainage
Council tax band: C
Tenure: Freehold

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.

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.

Floor Plan

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



Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Map Location

