



Spencer Drive,  
Burntwood, WS7 1AF

Offers in the Region Of £475,000

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Welcome to Spencer Drive, Burntwood. Paul Carr Estate Agents are delighted to bring to market this one of a kind, characterful property nestled in the heart of a highly sought after residential area. Tastefully designed, this beautiful cottage boasts ample space for family living.

An internal inspection reveals a welcoming entrance hallway with tiled flooring, leading into the main living area to the fore of the property. The cosy living space, feels warm and inviting, with an open brick fireplace, wooden beams and large windows, allowing lots of natural light to flood into the room. The living space has a log burner, perfect for the colder months, snuggling up by the fire. The main living area follows through into the beautiful kitchen, joined with a conservatory which is currently being utilised as a dining space. The open plan feel of this room, makes it a perfect hosting area for family and friends. The kitchen has space for a range cooker, fridge freezer and has ample cupboard space. The brick built conservatory has central heating, and patio doors which open out onto the garden. Reverting back to the entrance hallway, following through to the rear of the property you have an additional living area. Featuring a gorgeous fireplace, bay window and built in storage surrounding the chimney breast, this is the perfect place to have a snug room, or even at at home office. The utility is located off the second living space, with room for all appliances such as your washing machine and tumble dryer. With black and white flooring, this room is no exception to the charm of the rest of the property. You also have a downstairs bathroom, ideal for visitors.

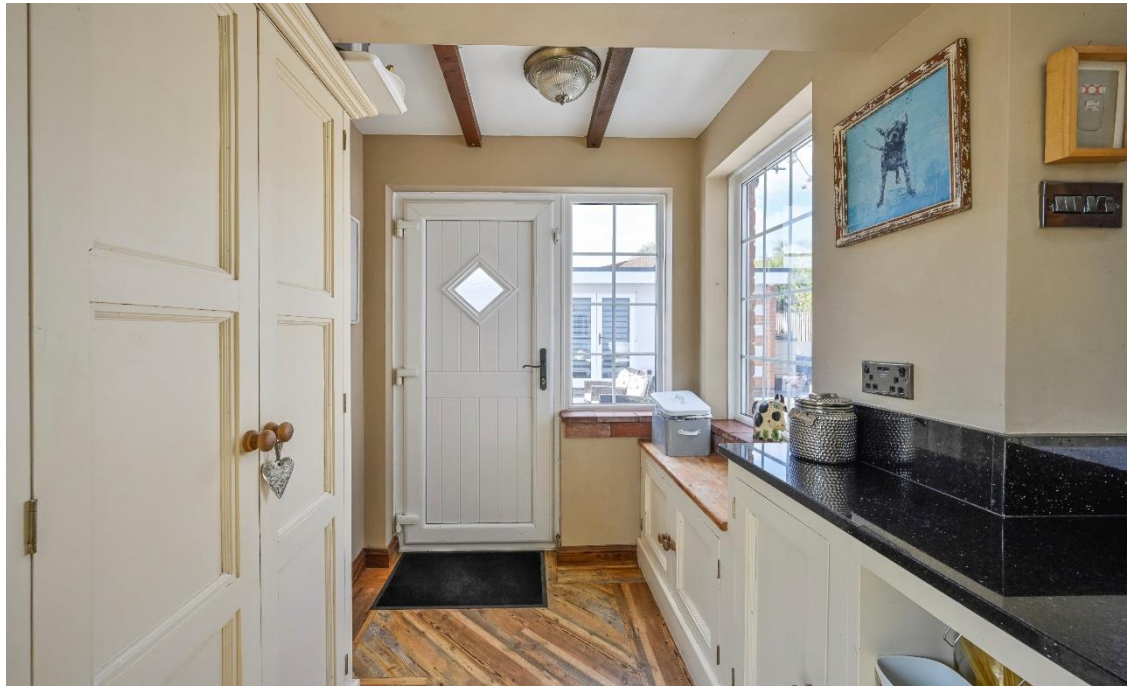
Upstairs the property has three good sized double bedrooms and a gorgeous main family bathroom. With a roll top bath, separate shower cubicle, and sink with stunning cabinetry, this room really has been finished to the most impeccable standard. Another feature of this property which really brings the 'wow' factor is the wrap around garden.

Circling the property you have a well manicured grassed lawn, patio area for seating and borders for plants and trees.

Externally there is also a garage which has been converted. The conversion includes a bedroom, shower room and fully functioning kitchen. If you think Spencer Drive might be the perfect property for you, contact us today on 01543 686444 to arrange a viewing!













## Property Specification

### Hall

Living Room 6.53m (21'5") x 3.58m (11'9")

Kitchen 4.98m (16'4") x 4.11m (13'6")

### Garden Room

Sitting Room 4.43m (14'6") x 3.37m (11'1")

Utility 4.13m (13'7") x 2.02m (6'8")

### Bathroom

### Landing

Bedroom 1 4.07m (13'4") max x 3.83m (12'7")

Bedroom 2 3.58m (11'9") x 3.31m (10'10") max

Bedroom 3 3.83m (12'7") max x 3.23m (10'7")

### Bathroom

Open plan space 5.82m (19'1") x 3.56m (11'8")

### Shower Room

### Storage

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.

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

# 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		
69-80	C		77 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

# Map Location

