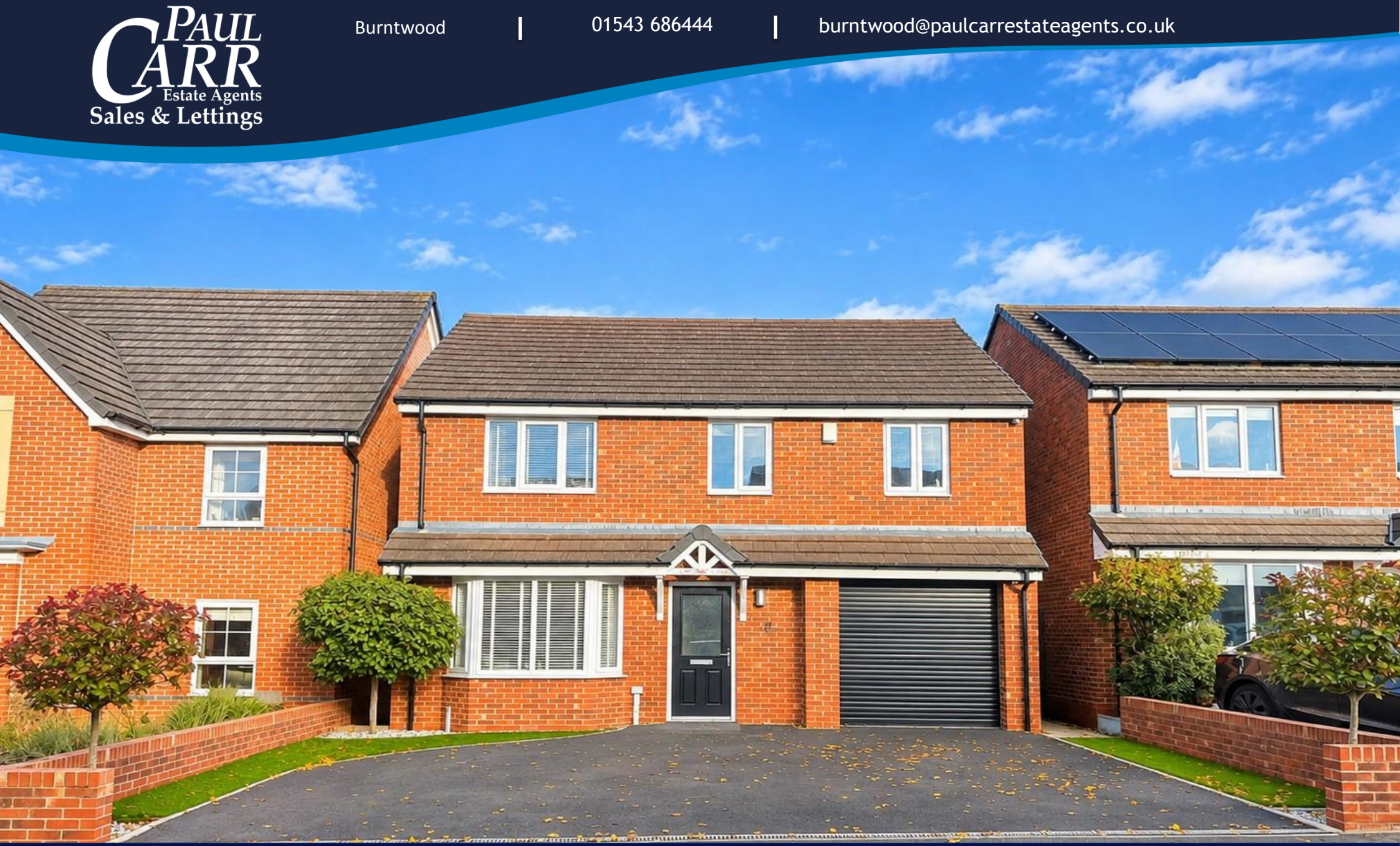
PAUL CARR Estate Agents Sales & Lettings

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Ruston Road, Burntwood, WS7 3RU

Offers in the Region Of £395,000

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4 2 2

Situated on the ever-popular 'Chasewater' development in Burntwood, this impressive four-bedroom family home offers generous accommodation, versatile living space and a beautifully landscaped rear garden, making it an ideal choice for growing families and those who enjoy entertaining.

The ground floor welcomes you with a spacious lounge, providing a comfortable space to relax, alongside an impressive kitchen/dining room which offers plenty of room for family meals and social occasions. A particularly attractive feature is the converted garage, now providing a versatile snug/playroom which could be utilised as a children's play area, home office or additional reception space. A convenient guest WC completes the ground floor accommodation. To the first floor are four generous bedrooms, including a spacious master bedroom benefiting from its own en suite shower room. The remaining bedrooms are served by a separate family bathroom, providing practical and well-balanced accommodation for the whole family. Externally, the property benefits from a multi-vehicle driveway to the front, providing ample off-road parking.

To the rear is a beautifully landscaped garden, offering an attractive outdoor space with plenty of room for children to play, outdoor dining and entertaining guests. The location is another major advantage, with the property ideally positioned close to Erasmus Darwin Academy, local shops and amenities, as well as excellent transport links. The nearby Chasewater Nature Reserve provides wonderful opportunities for walking, cycling and enjoying the outdoors. Combining spacious accommodation, flexible living space and a sought-after location, this is a fantastic opportunity to acquire a well-appointed family home in a popular area of Burntwood.









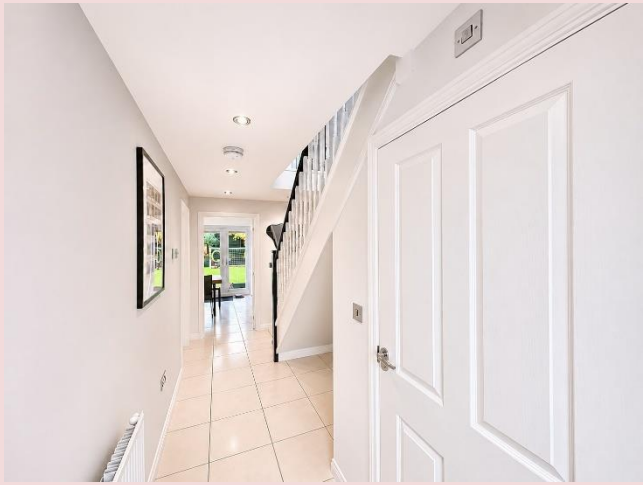


















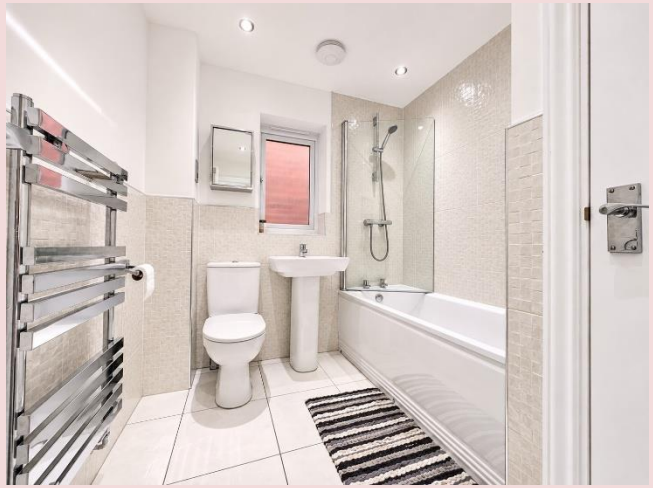












Property Specification

Four generous bedrooms
Spacious master bedroom with en suite
Large kitchen diner
Multi-vehicle driveway
Landscaped rear garden

Hallway

W/C

Living Room 17' 7" x 10' 5" (5.36m x 3.18m)

Kitchen Diner 25' 11" x 9' 8" (7.91m x 2.95m)

Playroom/Study 9' 10" x 8' 3" (3.00m x 2.52m)

Storage

Landing

Bedroom One 14' 2" x 10' 0" (4.32m x 3.05m)

En Suite

Bedroom Two 10' 9" x 10' 4" (3.28m x 3.15m)

Bedroom Three 10' 0" x 9' 6" (3.05m x 2.89m)

Bedroom Four 8' 7" x 8' 3" (2.62m x 2.51m)

Bathroom

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 £47.50 + VAT (£57 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: Gas, Electric, Water, Drainage
Council tax band: E
Tenure: Freehold

Floor Plan

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



Energy Efficiency Rating

Map Location



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OnTheMarket.com
rightmove.co.uk
The UK's number one property website
The Property Ombudsman