



Wedgewood Close, Burntwood, WS7 9HT

Offers In The Region Of £565,000

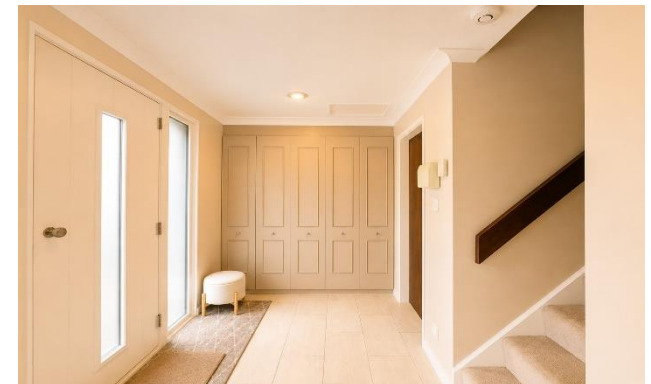
Wedgewood Close

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Welcome to Wedgewood Close...

Paul Carr Estate Agents are DELIGHTED to bring to market this exceptional, detached family home, located on a sought-after residential estate in Burntwood. Nestled in a prime area, with Burntwood Park a 'stones throw' away (quite literally), this is the perfect place for growing families, who also want the luxury of a quiet, cul-de-sac location. A short walk from shops, highly regarded schools and transport links, you really do have everything you need right on your doorstep! An internal inspection reveals an inviting entrance hallway, with built in storage, ideal for hiding away coats and shoes. You also have the benefit of a downstairs WC. As you follow through into the main living room, you have ample space for multiple seating areas, a fireplace, and a large window which overlooks the garden. The dining space leads off the living area, with plenty of room for a large table (perfect for those who love hosting) and an additional storage cupboard. The kitchen is the heart of the home, well maintained by the current owners, this space is finished to a lovely standard and even has its own breakfast bar. In addition to what already is a great space, you have a separate utility room where you can put a washer/dryer and keep any other household items hidden away! Upstairs you have an impressive open landing, which is currently being utilised as a seating area. The property has four fantastic sized bedrooms and family bathroom, but the main bedroom really is the star of the show! This wonderful mezzanine bedroom really does have the wow factor, with built in wardrobes, an en-suite, and plenty of room for a large bed and additional furniture, what else could you possibly need? Externally the property has a multi vehicle driveway, a double garage (which can also be accessed via the inside of the property) and a beautiful rear garden. It's also worth noting the boiler has recently been replaced (approximately a year ago) If you think Wedgewood Close could be the one for you, contact us today on 01543 686444





Property Specification

STUNNING DETACHED FAMILY HOME
HIGHLY SOUGHT AFTER LOCATION
STONES THROW FROM BURNTWOOD PARK
SPACIOUS LIVING AREA
KITCHEN WITH SEPARATE UTILITY ROOM

Entrance Hall

W/C

Reception Area 10' 6" x 6' 5" (3.20m x 1.95m)

Living Room 11' 10" x 19' 11" (3.60m x 6.07m)

Dining Room 8' 4" x 16' 3" (2.55m x 4.95m)

Breakfast Kitchen 15' 5" x 11' 2" (4.71m x 3.40m)

Utility room

Double Garage 15' 5" x 19' 0" (4.71m x 5.80m)

Open Landing

Bedroom One 15' 6" x 15' 6" (4.72m x 4.72m)

En Suite

Bedroom Two 15' 1" x 11' 1" (4.60m x 3.38m)

Bedroom Three 11' 10" x 8' 8" (3.60m x 2.65m)

Bedroom Four 8' 6" x 7' 11" (2.60m x 2.41m)

Family Bathroom

Viewer's Note:

Services connected: Mains Gas, Electric and Sewerage
Council tax band: E
Tenure: Freehold



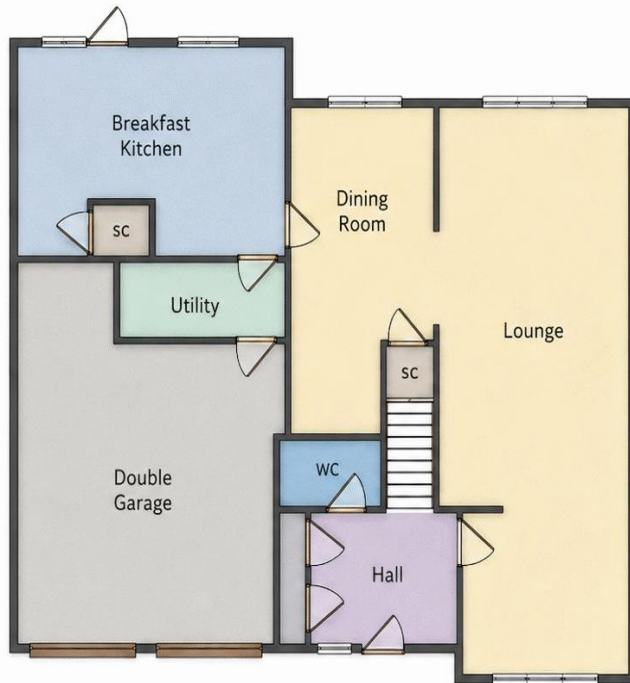
Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

Floor Plan

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

Ground Floor



First Floor



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.

Map Location

