



Lebanon Grove,  
Burntwood, WS7 2BE

Offers in the Region Of £275,000

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Welcome to Lebanon Grove, Burntwood. Paul Carr Estate Agents are delighted to bring to market this fantastic property, on a highly sought after residential estate in Burntwood.

Close to local schools, transport links and shops, you really do have everything you need right on your doorstep.

An internal inspection reveals a bright and airy entrance hallway, tastefully decorated with panelling. The lounge area stretches across the whole length of the property, offering lots of living space for all the family.

The dining space is located to the rear of the property, in front of the the patio doors, overlooking the charming rear garden. The kitchen is a good size, with space for all appliances, including a fridge freezer, oven and washing machine.

Upstairs there are three good sized bedrooms, and a family bathroom with a bath and overhead shower. Externally there is a multi vehicle driveway to the fore, a garage, and a low maintenance rear garden with a grassed area, decking and patio area.





## Property Specification

EXTENDED SEMI DETACHED PROPERTY  
SOUGHT AFTER LOCATION  
THREE BEDROOMS  
LARGE KITCHEN  
THROUGH LOUNGE DINER

### Reception Hall

Lounge Diner 10' 10" x 23' 9" (3.30m x 7.23m)

Breakfast Kitchen 13' 9" x 22' 4" (4.18m x 6.81m)

Conservatory 8' 10" x 7' 10" (2.70m x 2.39m)

### Utility

Garage 7' 7" x 11' 2" (2.30m x 3.41m)

### Landing

Bedroom One 11' 8" x 9' 9" (3.55m x 2.98m)

Bedroom Two 10' 11" x 11' 7" (3.33m x 3.52m)

Bedroom Three 7' 5" x 8' 8" (2.25m x 2.65m)

### Bathroom



### 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.

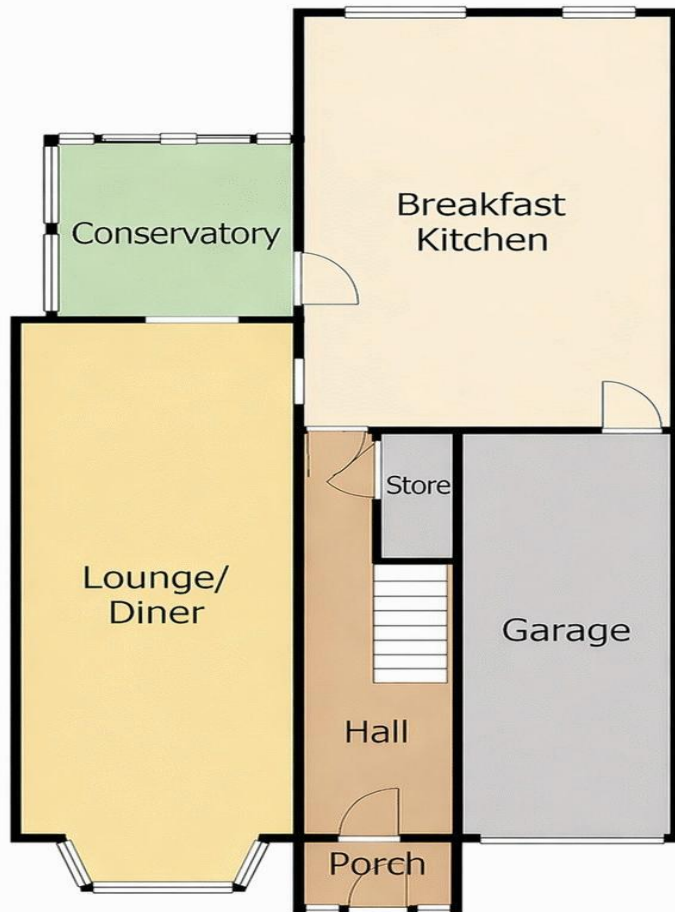
### Viewer's Note:

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

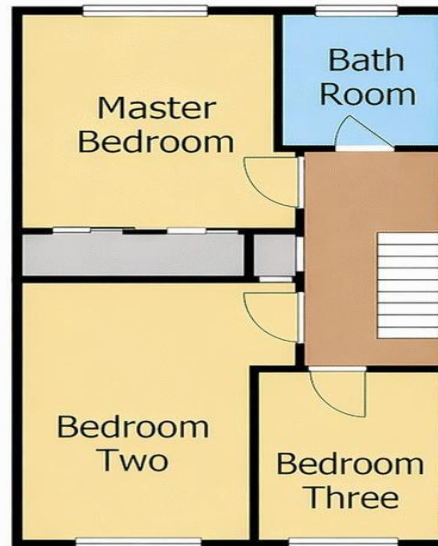
# Floor Plan

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

## Ground Floor



## First Floor



FOR ILLUSTRATIVE PURPOSES ONLY, NOT TO SCALE

## Energy Efficiency Rating

**New  
Instruction  
Awaiting  
E.P.C.**

## Map Location

