



Morley Road, Burntwood, WS7 2DE

Offers In the Region Of £380,000

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WELCOME TO THE EVER-POPULAR MORLEY ROAD! *NO ONWARD CHAIN* Paul Carr Estate Agents are delighted to present another exceptional home on the highly sought-after Morley Road, Burntwood. Perfectly positioned in a prime residential location, this fantastic family home is within walking distance of well-regarded schools, local shops, and excellent transport links, offering convenience right on your doorstep. Step inside and you're welcomed by a spacious entrance hallway, complete with a convenient downstairs WC. The ground floor offers a generous lounge/dining room, creating the perfect space for relaxing or entertaining, alongside a separate home office - ideal for those working remotely. To the rear, the bright and airy kitchen overlooks the garden, providing a wonderful space for everyday family life. Upstairs, the property boasts three well-proportioned bedrooms, along with an additional dressing room that offers the flexibility to be converted into a fourth bedroom. The main bedroom benefits from its own en-suite, while a modern family bathroom serves the remaining bedrooms. A standout feature of this home is the rare addition of two garages, offering exceptional storage, secure parking, or exciting potential for conversion (subject to the necessary planning permissions and building regulations). Externally, the property continues to impress with a generous multi-vehicle driveway to the front and a beautifully maintained rear garden - perfect for children, pets, and outdoor entertaining. Occupying an enviable corner plot, this home provides excellent outdoor space and an ideal setting for growing families. Contact Paul Carr Estate Agents today to arrange your viewing!! 01543686444



Property Specification

NO ONWARD CHAIN
HIGHLY SOUGHT AFTER MORLEY ROAD
SPACIOUS FOUR BEDROOM FAMILY HOME
HOME OFFICE/ STUDY
BRIGHT AND AIRY KITCHEN SPACE

Hallway

Guest W/C

Family Living Room 23' 3" x 10' 8" (7.09m x 3.25m)

Dining Room 9' 8" x 8' 3" (2.95m x 2.51m)

Kitchen Dining Space 17' 2" x 15' 2" (5.23m x 4.62m)

Conservatory 12' 11" x 11' 5" (3.94m x 3.48m)

Landing

Bedroom One 12' 2" x 10' 9" (3.71m x 3.28m)

En Suite

Bedroom Two 13' 10" x 9' 7" (4.22m x 2.92m)

Bedroom Three 9' 1" x 7' 6" (2.77m x 2.29m)

Bedroom Four/Dressing Room 7' 7" x 7' 3" (2.31m x 2.21m)

Bathroom 9' 5" x 9' 2" (2.87m x 2.79m)

Garage 14' 9" x 9' 9" (4.50m x 2.97m)

Garage Two 18' 11" x 7' 9" (5.77m x 2.36m)





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.

Floor Plan

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



Total area: approx. 161.8 sq. metres (1741.8 sq. feet)

Viewer's Note:

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

Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

Map Location

