



Larkspur Avenue,
Burntwood, WS7 4SR

Offers in the Region Of £360,000

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WOW, AMAZING OPEN PLAN KITCHEN....

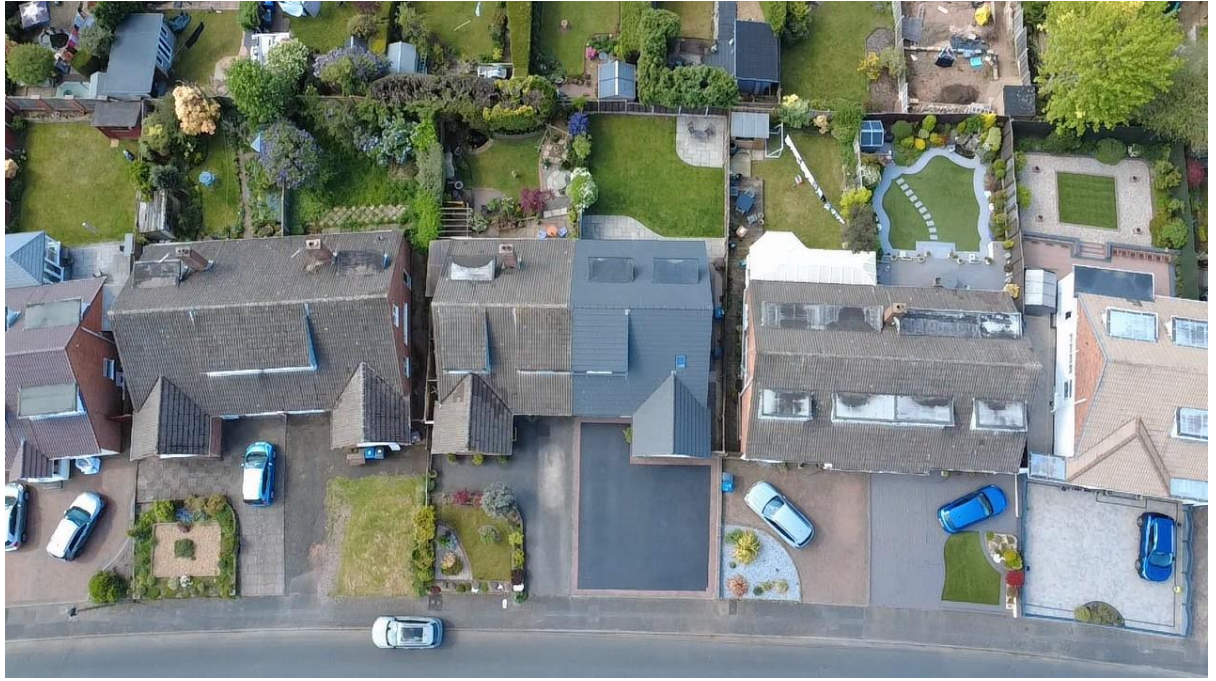
Welcome to Larkspur Avenue, an immaculately presented three/four bedroom property situated on the highly desirable Ridgeway estate bordering Hammerwich and Burntwood.

Internally this superb home features an inviting entrance hall, spacious family living room, outstanding modern kitchen with granite work surfaces and integral appliances, open plan dining area and completing the ground floor is the versatile sitting room/bedroom four and an additional bathroom. Stairs lead to the first floor where you will find three generous bedrooms and an en suite shower room.

To the rear of a the property is a flat and privately enclosed garden with a patio area and to the fore is a tarmac driveway capable of parking multiple vehicles and also a single garage.

Nearby amenities include a handful of shops, easily accessible transport links and also Ridgeway Primary School and Erasmus Darwin Academy within walking distance. **CALL NOW TO VIEW!!**









Property Specification

STUNNING KITCHEN DINER
SOUGHT AFTER LOCATION
MULTI VEHICLE DRIVEWAY
VERSATILE LAYOUT
THREE/FOUR BEDROOMS

Porch

Hall

Living Room 5.37m (17'7") max x 3.81m (12'6")

Kitchen/Diner 6.79m (22'3") x 4.19m (13'9")

Bedroom 4/Sitting Room 3.77m (12'4") x 3.65m (12')

Shower Room

Garage

Landing

Bedroom 1 4.41m (14'6") x 3.03m (9'11")

En-suite Shower Room

Bedroom 2 3.76m (12'4") x 3.33m (10'11")

Bedroom 3 3.70m (12'2") x 2.72m (8'11") max

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: C
Tenure: Freehold

Floor Plan

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



Energy Efficiency Rating

New
Instruction
Awaiting
E.P.C.

Map Location

