



Ironstone Road,
Burntwood, WS7 1LF

Offers in the Region Of £220,000

Offers in the Region Of £220,000



Welcome to Ironstone Road and this extended and very well-presented period property set on a generous plot featuring a large driveway for multiple vehicles and a superb, landscaped garden.

Ideal for first time buyer's this fantastic home is conveniently located next to Holly Grove Primary School, a feeder school for Erasmus Darwin and a short distance to the town centre with a variety of shops and amenities.

Internally the property comprises of a front living room, a second reception room ideal as a dining area/home office opening to the stylish, extended kitchen which features French doors opening to a stunning patio area.

This beautiful area has been expensively landscaped with silicone rendered planters, wall lighting and Spanish porcelain tiled patio slabs creating a fabulous area for entertaining friends and family or simply relaxing on a warm summers evening.

At the rear of the garden is a timber garden room with electric and storage, perfect as a bar area.

Completing the ground floor layout is a refitted contemporary bathroom with a separate laundry area.

Upstairs are two good sized bedrooms with the rear bedroom having a built-in cupboard over the stairs.

This lovely property needs to be viewed to appreciate the space and style of accommodation on offer, call Paul Carr Burntwood to arrange an appointment today!





Property Specification

Extended & Impressive Period Style Property
Ample Driveway Parking for Four Vehicles
and EV Charger
Two Reception Rooms
Modern Breakfast Kitchen with
French Doors Opening to the Patio
Refitted Bathroom & Laundry Area

Living Room
3.64m (11'11") x 3.40m (11'2")

Dining Area
3.64m (11'11") x 3.47m (11'5")

Kitchen
3.64m (11'11") x 3.03m (9'11")

**Bathroom &
Laundry**

Landing

Bedroom 1
3.64m (11'11") x 3.48m (11'5")

Bedroom 2
3.64m (11'11") x 2.40m (7'10")

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: 6th August 2026

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.

Services connected: Gas, Electric, Water, Drainage

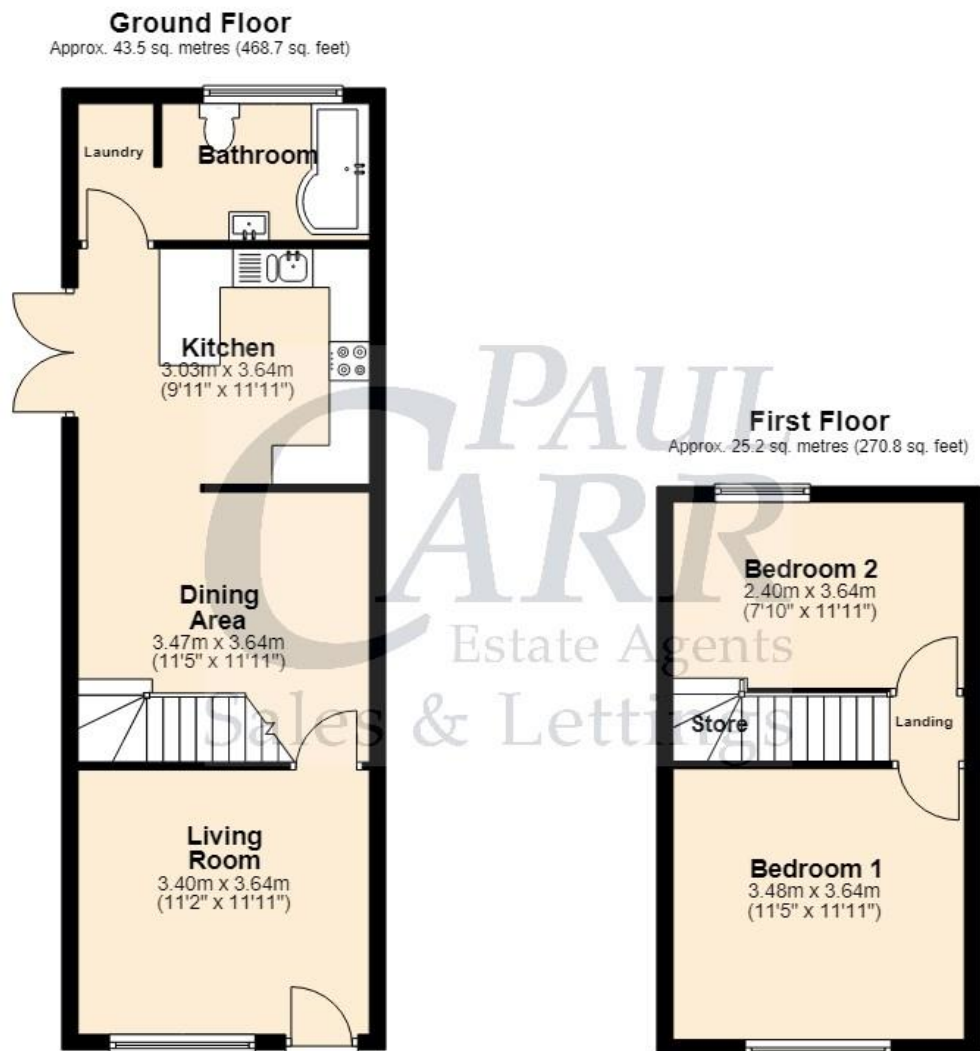
Council tax band: B

Tenure: Freehold

Floor Plan

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

Energy Efficiency Rating



This floorplan is not drawn to scale and is for illustration purposes only
Plan produced using PlanUp.

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