



Springle Styche Lane,  
Burntwood, WS7 9HD

Offers in the Region Of £450,000

# Burntwood

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**\*BEAUTIFUL CHARACTERFUL COTTAGE\***

Welcome to Springle Styche Lane, a wonderful cottage located in the much sought after Burntwood area and offered for sale with NO ONWARD CHAIN.

This Characterful home is believed to be built in the mid to late 1800's and features an inviting entrance hall, versatile open plan lounge diner, useful snug area and also a country style kitchen with separate utility room and guest W/C.

Stairs lead to the first floor where the property boasts four well proportioned bedrooms including three double rooms and a generous single which could be used as a nursery/office.

Outside is a wonderful privately enclosed rear garden which is the perfect space for any keen gardener or growing family. To the fore is a multi vehicle driveway, large double garage and charming mature front garden.

It is worth noting the endless potential this property has both as a cosy cottage or further extension to make a large family residence.

Nearby amenities include a handful of shops, easily accessible transport links and also highly regarded primary and secondary schools.

**CALL NOW TO VIEW!!!**









## Property Specification

CHARACTERFUL COTTAGE  
SOUGHT AFTER LOCATION  
FOUR BEDROOMS  
TWO RECEPTION ROOMS  
UTILITY & GUEST W/C

### Hallway

Lounge Diner 11' 3" x 18' 4" (3.42m x 5.58m)

Snug 9' 7" x 9' 3" (2.93m x 2.81m)

Kitchen 9' 5" x 8' 3" (2.87m x 2.51m)

### Utility Room

W/C

### Landing

Bedroom 13' 0" x 9' 1" (3.97m x 2.77m)

Bedroom 11' 1" x 8' 3" (3.37m x 2.52m)

Bedroom 9' 7" x 9' 6" (2.92m x 2.90m)

Bedroom/Nursery 7' 8" x 7' 10" (2.34m x 2.40m)

### Bathroom

Double Garage 16' 3" x 20' 4" (4.96m x 6.21m)

### Viewer's Note:

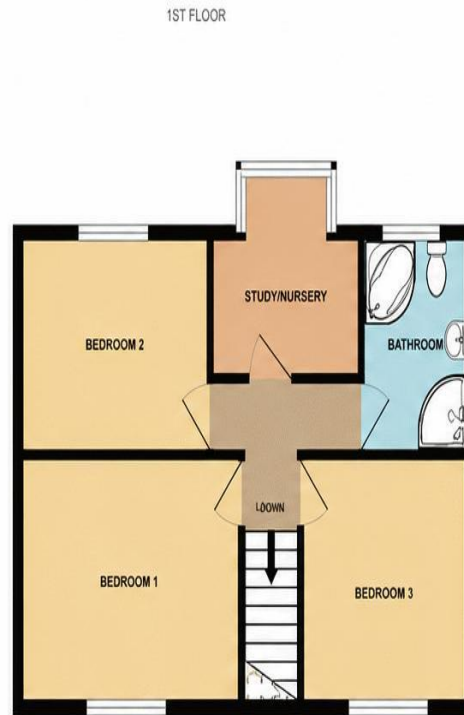
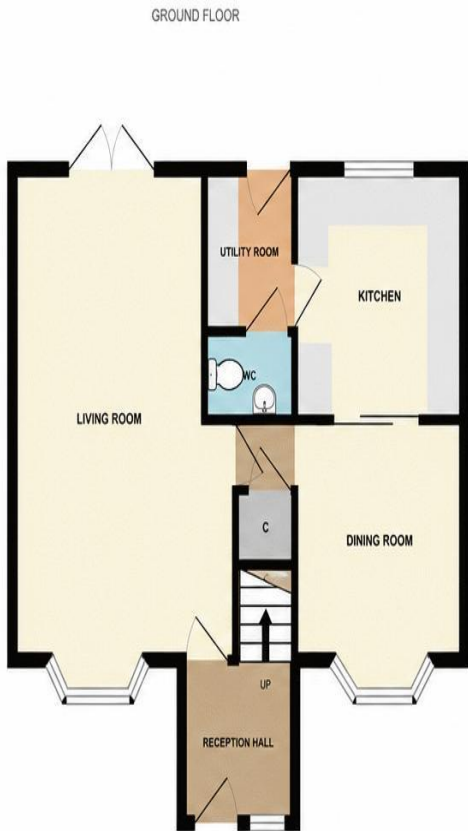
Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or 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.

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

# Floor Plan

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

## Energy Efficiency Rating



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## Map Location

