



 4  2  2

Offers Around £300,000

- Detached House
- Four Bedrooms
- En-suite
- Two Receptions
- Garge
- EPC = D





Property description

Situated in this ever popular location in Burntwood renowned for its great school catchments, this well presented detached home presents an excellent opportunity. The property has a lovely lounge and separate dining room, modern kitchen with utility off and guest w/c. There are four good sized bedrooms with a fabulous "Boutique Hotel" style en-suite to master and further family bathroom. Externally there are pleasant gardens, garage and driveway. Act fast to avoid disappointment.

Accommodation

Entrance Hall

Guest W/c

Lounge

Dining Room

Kitchen

Utility

First Floor Landing

Bedroom One

En-suite

Bedroom Two

Bedroom Three

Bedroom Four

Bathroom

Outside Front

Garage

Outside Rear

5.20m x 3.55m (17'0" x 11'7")

3.34m x 2.99m (10'11" x 9'9")

3.51m x 3.29m (11'6" x 10'9")

2.77m x 1.59m (9'1" x 5'2")

3.72m x 3.67m (12'2" x 12'0")

3.14m x 2.50m (10'3" x 8'2")

3.46m x 2.46m (11'4" x 8'0")

3.45m x 2.49m (11'3" x 8'2")

2.52m x 2.34m (8'3" x 7'8")

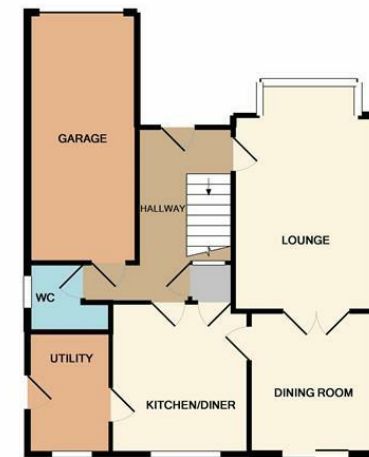
2.64m x 1.63m (8'7" x 5'4")

5.73m x 2.59 (18'9" x 8'5")

Floorplan & Space Planner

Please take advantage of the Space Planner, which allows you to drag-and-drop furniture into the floor plan, to see how you might actually live in this property. Dragging-and-dropping from the furniture library is very easy and, once finished, you are able to view the finished plan in 2D or 3D, and also save or email the floor plan for future access. Simply copy and paste the following link into your browser:
<http://content.metropix.com/px/12107407>

Floor plan



GROUND FLOOR



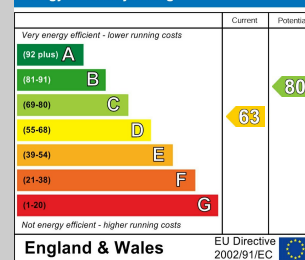
1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Tenure: Freehold

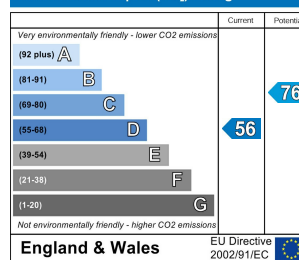
EPC

Energy Efficiency Rating



England & Wales

Environmental Impact (CO₂) Rating



England & Wales

Please note that our room sizes are quoted in metres to the nearest one tenth of a metre on a wall-to-wall basis. We have not tested the services, equipment or appliances in this property; also, please note that any fixture, fitting or apparatus not specifically referred to in these details, is not included in the sale, even if they appear in any internal photographs. You are advised to commission appropriate investigations and ensure your solicitor verifies what is included in the sale, before entering a legal commitment to purchase. While we make our sales details accurate and reliable, D B Roberts & Partners does not give, nor does any officer or employee have authority to give, any warranty, as to the accuracy of any statement, written, verbal or visual. You should not rely on any information contained in these details when deciding whether to view or purchase.