



Carlton Crescent,  
Burntwood, WS7 2EP

Offers in the Region Of £300,000



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**\*\*INCREDIBLE PLOT SIZE\*\*** Welcome to Carlton Crescent, a wonderful family home that has been lovingly maintained and extended by its current owner. Situated in a quaint cul-de-sac in a desirable corner position you are welcomed into a lovely entrance hall with doors to a versatile office/fourth bedroom, warm and inviting living room, useful dining space, kitchen area and completing the ground floor is the guest W/C.

Stairs lead to the first floor where the property boasts three generously sized bedrooms and a modern family shower room. Outside you have a truly spectacular garden with excellent potential for further expansion to the rear and side and an excellent space for any growing family.

To the fore is a paved multi vehicle driveway and also a partitioned garage and workshop space.

Nearby amenities include a handful of shops, local parks and also a selection of highly regarded schools both primary and secondary.

If you are looking for space, potential and a cul-de-sac location then Carlton Crescent could be for you.











## Property Specification

Porch 2.52m (8'3") x 1.64m (5'5")

Hall 2.75m (9') x 2.43m (8')

WC

Living Room 6.27m (20'7") x 3.59m (11'9")

Dining Room 3.87m (12'8") x 3.28m (10'9")

Kitchen 4.06m (13'4") x 2.75m (9') max

Office/Bedroom Four 3.83m (12'7") x 2.78m (9'1")

Workshop 3.09m (10'2") x 2.45m (8')

Garage 3.28m (10'9") x 2.27m (7'5")

Bathroom 2.52m (8'3") x 2.00m (6'7") plus 2.37m (7'9") x 2.37m (7'9")

Landing 2.52m (8'3") x 2.16m (7'1") plus 2.37m (7'9") x 2.37m (7'9")

Bedroom 1 3.57m (11'9") x 3.55m (11'8") plus 2.37m (7'9") x 2.37m (7'9")

Bedroom 2 3.55m (11'8") x 2.62m (8'7") plus 2.37m (7'9") x 2.37m (7'9")

Bedroom 3 2.65m (8'8") x 2.52m (8'3") plus 2.37m (7'9") x 2.37m (7'9")

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:

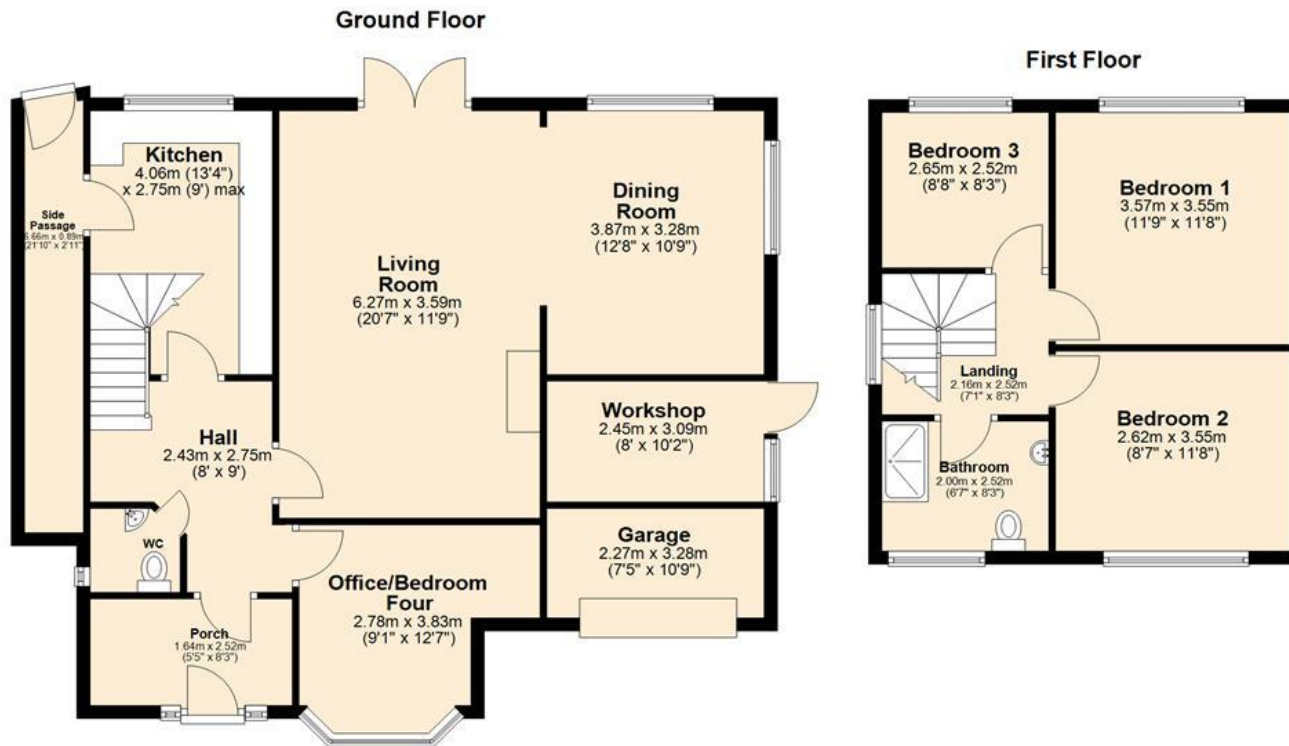
**Identity Verification Fee** - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. 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.

Services connected: Gas, Electric, Water, Drainage  
Tenure: Freehold

# Floor Plan

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

## Energy Efficiency Rating



## Map Location

