



Queen Street, Burntwood, WS7 4QH

Offers in the Region Of £185,000

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Welcome to Queen Street, a well presented three bedroom semi detached property bursting with potential and situated in a desirable area in Burntwood.

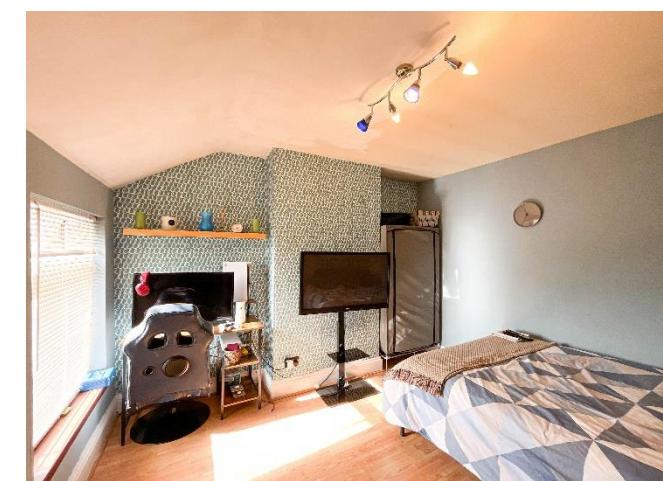
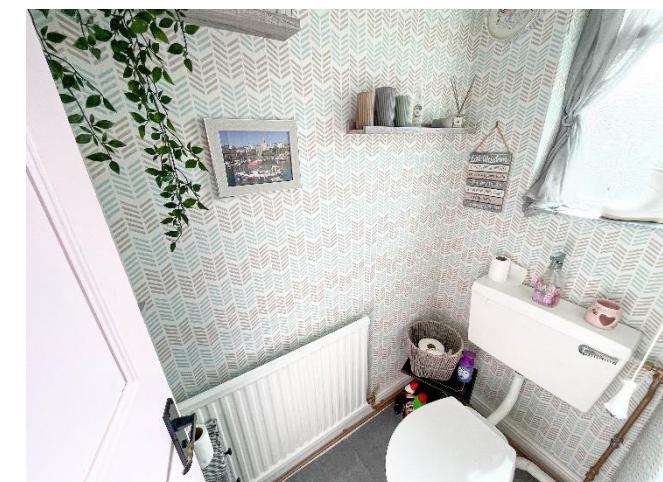
An internal inspection reveals a welcoming entrance hall, spacious family living room, versatile dining space/bedroom three, kitchen with space for appliances, useful utility space and guest w/c and completing the ground floor is the lean to/garden room.

Stairs lead to the first floor where the property boasts two excellent sized double bedrooms and a stunning bathroom with separate bath and shower.

Outside you will find a charming rear garden with space to the side for potential extension and to the fore is a multi vehicle driveway with direct access to the rear.

Nearby are a variety of local shops, easily accessible transport links and the highly regarded Erasmus Darwin Academy.

DO NOT MISS YOUR CHANCE TO VIEW!!!



# Property Specification



SOUGHT AFTER LOCATION  
THREE BEDROOMS  
SPACIOUS LIVING ROOM  
KITCHEN & UTILITY ROOM  
W/C

## Hall

Living Room 6.01m (19'9") x 4.46m (14'8")

Kitchen 3.39m (11'1") x 2.43m (8')

Dining Room/Bedroom 3 4.28m (14'1") max x 3.46m (11'4")

Utility Area 1.55m (5'1") x 1.36m (4'5")

## WC

## Lean-to

## Landing

Bedroom 1 4.72m (15'6") x 4.54m (14'11") plus 0.95m (3'1") x 0.95m (3'1")

Bedroom 2 3.48m (11'5") x 3.35m (11')

## Bathroom

## 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.  
Came on the market:

## 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

