



Scholars Gate, Burntwood, WS7 9EE

Offers in the Region of £265,000

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Welcome to Scholars Gate, Burntwood...

Paul Carr Estate Agents welcome you to this well presented and spacious home ideally located in a quiet cul de sac within easy access to shops, schools, transport links and amenities.

Upon entering the property, you are greeted by a reception hallway with a door leading to a good-sized living area. The living room features French doors which lead into the conservatory overlooking the charming rear garden. The property has a spacious kitchen/ dining space with room for all necessary appliances. There is also a downstairs WC.

Upstairs there are three fantastic sized bedrooms, one of which has fitted wardrobes, ideal for extra storage. Upstairs you also have a modern family bathroom.

Externally the property has a private and secluded rear garden. It is worth noting that this property also has a garage as well as an allocated parking space.

CALL NOW TO VIEW!!





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.

Property Specification

DESIRABLE LOCATION
SPACIOUS LOUNGE
KITCHEN/DINER
CONSERVATORY
GARAGE

Hallway

W/C

Lounge 13' 4" x 13' 3" (4.06m x 4.04m)

Conservatory 9' 8" x 9' 8" (2.94m x 2.94m)

Kitchen/Diner 16' 6" x 8' 5" (5.03m x 2.56m)

Landing

Bathroom 5' 9" x 5' 9" (2.87m x 1.75m)

Bedroom 1 10' 3" x 9' 2" (3.12m x 2.79m)

Bedroom 2 10' 2" x 10' 4" (3.10m x 3.15m)

Bedroom 3 7' 6" x 7' 2" (2.28m x 2.18m)

Viewer's Note:

Services connected: Gas, Electric and 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

