



Bird Grove,
Burntwood, WS7 3AB

Offers in the Region Of £265,000

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RARE CORNER POSITION Welcome to Bird Grove, an immaculately presented and meticulously finished three bedroom semi detached property, ideally situated in a quiet cul de sac and occupying an enviable plot size.

Internally this beautiful home features an inviting entrance hall, upgraded high specification kitchen with integral appliances and quartz work surfaces, spacious family living room with French Doors onto the patio area and completing the ground floor is the guest W/C.

Stairs lead to the first floor where the property boasts three generous bedrooms, an en suite to master and also a lovely family bathroom.

Outside is a larger than average rear garden with an upgraded patio area and good sized lawn. You also have useful side access to the front of the property. Parking is extremely good as you have a front and side driveway capable of parking multiple vehicles.

Nearby amenities include highly regarded local schools, a handful of shops, leisure facilities and also Chasewater Nature Reserve.

CALL NOW TO VIEW!!!







Property Specification

HIGHLY SOUGHT AFTER LOCATION
FINISHED IMMACULATEDLY
ENVIABLE POSITION
THREE BEDROOMS
HIGH SPEC KITCHEN & BATHROOM

Entrance Hallway

Lounge Diner 15' 1" x 14' 7" (4.59m x 4.44m)

Kitchen 12' 2" x 8' 0" (3.71m x 2.44m)

W/C 5' 1" x 3' 0" (1.55m x 0.91m)

Landing

Bedroom One 11' 11" x 8' 6" (3.63m x 2.59m)

En Suite Shower Room 5' 0" x 3' 0" (1.52m x 0.91m)

Bedroom Two 10' 2" x 8' 6" (3.10m x 2.59m)

Bedroom Three 8' 10" x 6' 4" (2.69m x 1.93m)

Family Bathroom 7' 10" x 6' 4" (2.39m x 1.93m)

Agent's Note:

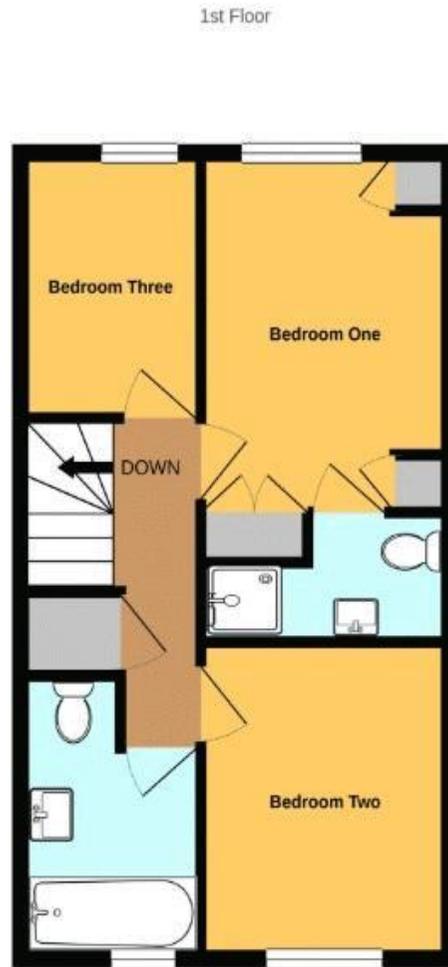
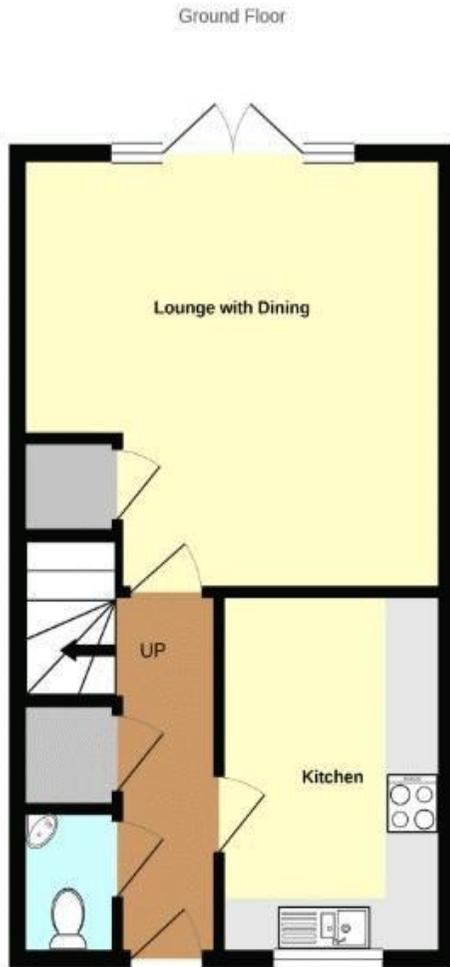
Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or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

Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Map Location

