



Kingsdown Road, Burntwood, WS7 1PZ

Offers In the Region Of £420,000

Kingsdown Road, Burntwood

Offers In The Region Of £420,000



Welcome to Kingsdown Road, an exceptional extended detached family home situated on the sought after 'Holly Grove' part of Burntwood and just a stones throw from Gentleshaw Common. Internally this lovely property has been tastefully refined and is a versatile space for any growing family. Key features include a spacious living room, open plan dining and family room, modern kitchen, utility room and also a conservatory. Upstairs features four well proportioned double bedrooms, a large en suite and also a family bathroom. Outside is a very generous rear garden, the perfect space for any keen gardener but also offering further scope and improvement for those wanting additional space. The surrounding fields also allow pleasant country walks with restaurants and a cafe within walking distance. To the fore is a multi vehicle driveway and garage with storage space. Nearby amenities include a handful of shops, easily accessible transport links and also a selection of schools. **CALL NOW TO VIEW!!!**





Property Specification

STUNNING DETACHED FAMILY HOME
SOUGHT AFTER LOCATION
CLOSE TO LOCAL PRIMARY SCHOOLS
FOUR DOUBLE BEDROOMS
OPEN PLAN FAMILY ROOM



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:

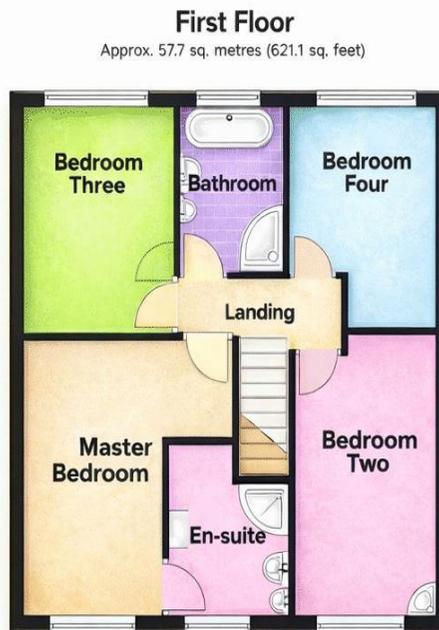
Identity Verification Fee - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract.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

Viewer's Note:

Services connected: Mains Gas, Electric and Sewerage
Council tax band: C
Tenure: Freehold

Floor Plan

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



Total area: approx. 149.1 sq. metres (1604.7 sq. feet)

Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

Map Location

