



Westbourne Crescent,
Burntwood, WS7 9AJ

Offers in the Region Of £225,000

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Welcome to Westbourne Crescent, a superbly presented three bedroom semi detached property occupying a lovely size plot in a quiet cul de sac location.

Internally the property boasts a welcoming entrance hall, spacious family living room, a recently refitted modern kitchen with plenty of space for appliances and completing the ground floor is the pantry/understairs storage.

Stairs lead to the first floor where there are three generous bedrooms and a modern family bathroom.

Outside is a well manicured and privately enclosed rear garden, excellent for any growing family and also having useful side access and storage space.

To the fore is a multi vehicle driveway providing ample off road parking for family and friends.

Nearby amenities include highly regarded schools, local shops, easily accessible transport links and a lovely park within walking distance.

DO NOT MISS YOUR CHANCE TO VIEW!!!





Property Specification

SPACIOUS FAMILY HOME
LOVELY KITCHEN DINER
LARGE FAMILY LIVING ROOM
THREE BEDROOMS
MODERN FAMILY BATHROOM

Hallway 5' 9" x 5' 3" (1.76m x 1.59m)

Kitchen Diner 9' 8" x 14' 4" (2.94m x 4.38m)

Living Room 12' 8" x 14' 3" (3.87m x 4.35m)

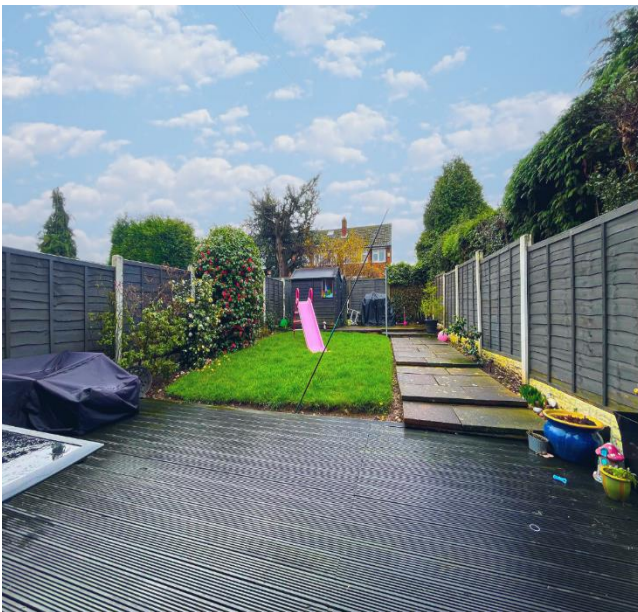
Landing 6' 0" x 9' 3" (1.83m x 2.81m)

Bedroom One 9' 11" x 14' 3" (3.02m x 4.35m)

Bedroom Two 10' 4" x 7' 9" (3.15m x 2.37m)

Bedroom Three 9' 10" x 6' 4" (3.00m x 1.92m)

Bathroom 5' 2" x 5' 9" (1.58m x 1.75m)



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: B
Tenure: Freehold

Floor Plan

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

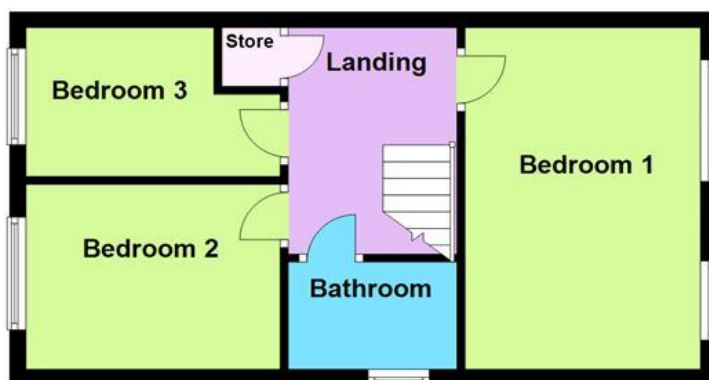
Ground Floor

Approx. 36.1 sq. metres (389.0 sq. feet)



First Floor

Approx. 35.6 sq. metres (383.4 sq. feet)



Total area: approx. 71.8 sq. metres (772.4 sq. feet)

Energy Efficiency Rating

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

Map Location

