



Wilkinson Close,
Burntwood, WS7 9LN

Offers in the Region Of £420,000

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Paul Carr Estate Agents are pleased to offer this superior family detached property with no upward chain. The house is set in a cul de sac ideally located near schools, shops, transport links and amenities.

The lovely home is set behind a block paved driveway with enclosed porch entrance with reception hallway leading to the front lounge having double doors leading to the dining room ideal to entertain in. Sliding patio doors lead into the conservatory providing extra living space.

Continuing through the ground floor is a good sized fitted kitchen with a range of wall and base units with integrated dishwasher, double doors that lead from the reception hallway. Door to the separate utility with a guest W.C. Two garages lead off.

On the first floor are four good sized bedrooms with the master bedroom having an en-suite shower room. Three of the bedrooms have fitted wardrobes/cupboards. There is a family bathroom with three piece suite.

The rear garden has a block paved patio with lawned garden and side gated access.





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: 6.7.22

Property Specification

FAMILY DETACHED PROPERTY
FOUR BEDROOMS (master with en-suite)
TWO SEPARATE RECEPTION ROOMS
CONSERVATORY
FITTED KITCHEN

Entrance Porch Reception Hallway

Lounge 16' 3" into bay x 13' 4" (4.95m x 4.06m)

Dining Room 10' 8" x 10' 3" (3.25m x 3.12m)

Conservatory 10' 10" x 10' 2" (3.30m x 3.10m)

Fitted Kitchen 17' 9" x 10' 8" (5.41m x 3.25m)
Utility 7' 4" x 6' 11" (2.23m x 2.11m)

Guest W.C.

Garage one 16' 0" x 8' 1" (4.87m x 2.46m)
Garage two 16' 0" x 7' 5" (4.87m x 2.26m)

First Floor Landing

Bedroom One 14' 4" x 13' 7" (4.37m x 4.14m)

En-suite 7' 6" max x 4' 10" min x 5' 8" (2.28m x 1.47m x 1.73m)

Bedroom Two 13' 4" x 7' 10" (4.06m x 2.39m)

Bedroom Three 10' 0" x 8' 0" (3.05m x 2.44m)

Bedroom Four 9' 0" x 6' 7" (2.74m x 2.01m)

Bathroom 9' 3" x 6' 4" (2.82m x 1.93m)

Viewer's Note:

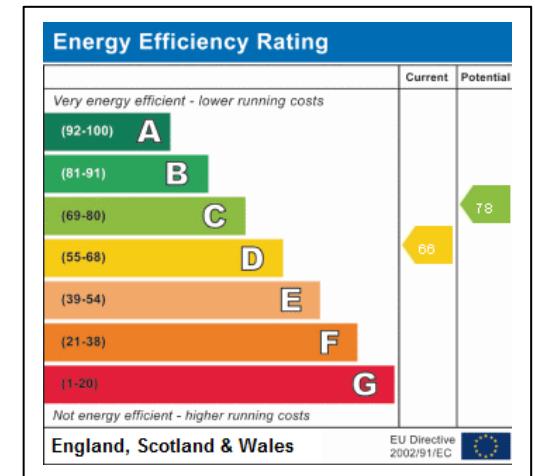
Services connected: Mains gas, electricity, drainage and water
Council tax band: E
Tenure: Freehold

Floor Plan

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



Energy Efficiency Rating



Map Location

