



The Ridgeway,  
Burntwood, WS7 4SP

Offers in the Region Of £300,000

## Offers in the Region Of £300,000



Welcome to The Ridgeway, Burntwood. Paul Carr are delighted to bring to market this fantastic property, located in a highly sought after residential estate in Burntwood. When entering the property you are met with a light and airy porch area, leading into a spacious hallway. The kitchen is located to the fore of the property, with modern cupboards and integrated appliances, the kitchen has everything you need right at your fingertips.

The living/ dining space is a fantastic space for entertaining guests, and with a conservatory facing the charming rear garden, its a lovely space to enjoy during the summer months.

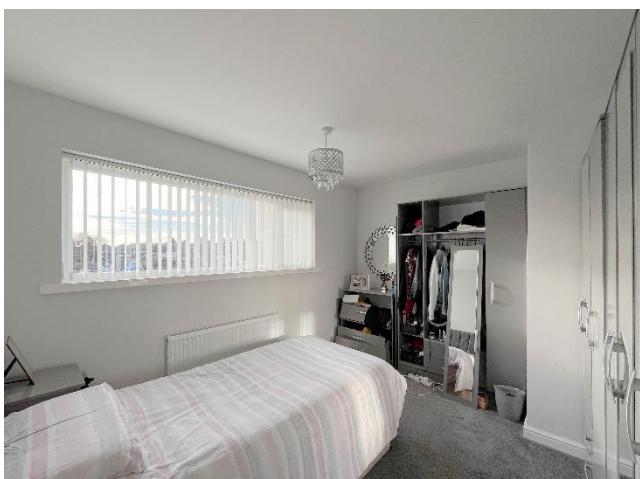
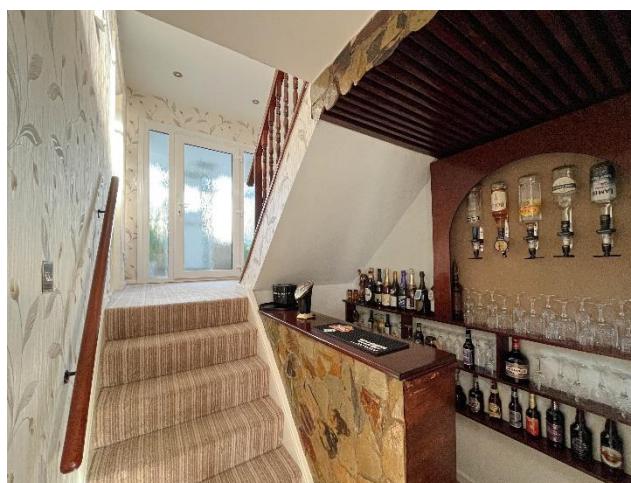
Upstairs has three good sized bedrooms, two with ample room for double beds, and a recently modernised shower room.

Externally the property has a driveway, with parking for multiple vehicles and a garage providing plenty of storage!

Close to shops, highly regarded schools and transport links, The Ridgeway has everything you need right on your door step.

Contact us to arrange a viewing!!





# Property Specification



SEMI DETACHED PROPERTY  
THREE GOOD SIZED BEDROOMS  
MODERN KITCHEN & BATHROOM  
SPACIOUS LOUNGE/ DINING SPACE  
CONSERVATORY OVERLOOKING THE CHARMING REAR GARDEN

Porch 2.00m (6'7") x 1.59m (5'3")

Hall 2.17m (7'1") x 1.74m (5'9")

Living Room 5.17m (17') x 3.67m (12')

Dining Room 4.48m (14'8") x 3.21m (10'6")

Kitchen 5.14m (16'10") x 2.77m (9'1")

Conservatory 3.49m (11'5") x 2.42m (7'11")

Inner Porch 2.29m (7'6") x 1.10m (3'7")

Landing 4.11m (13'6") x 1.00m (3'3") plus 0.91m (3') x 0.91m (3')

Bedroom 1 4.44m (14'7") x 3.14m (10'4")

Bedroom 2 3.74m (12'3") max x 3.14m (10'4")

Bedroom 3 4.50m (14'9") x 2.49m (8'2")

Shower Room 2.81m (9'3") x 1.70m (5'7")

## 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

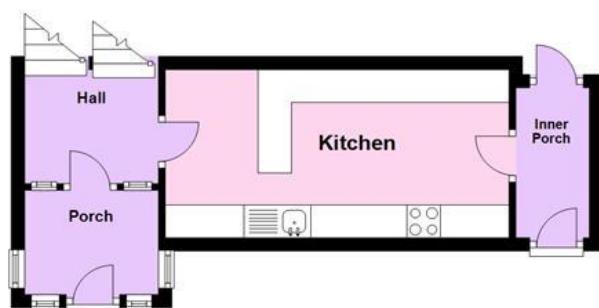
This floor plan is not drawn to scale and is for illustration purposes only

## Energy Efficiency Rating

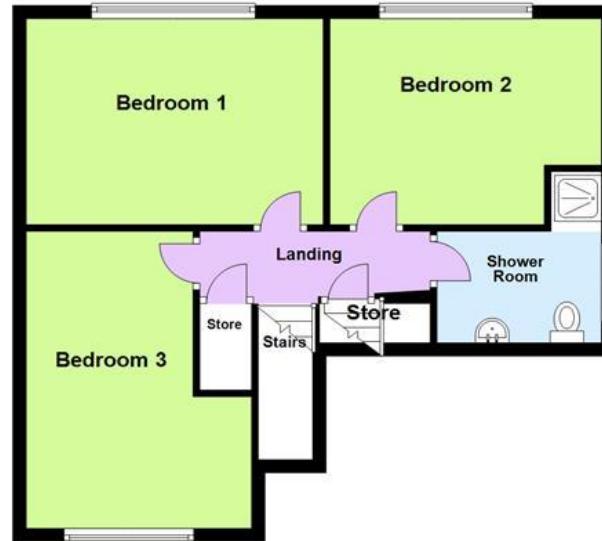
Lowest Ground Floor



Ground Floor



First Floor



## Map Location

