



North Street,  
Burntwood, WS7 2PB

**Offers in the Region Of £220,000**



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4  2  1 

Welcome to North Street, a recently renovated four bedroom semi detached property situated in the sought after Boney Hay area in Burntwood.

Internally this deceptively spacious family home features an inviting entrance hall, large lounge diner, modern kitchen with space for appliances, useful utility space, and completing the ground floor is the guest W/C and storage.

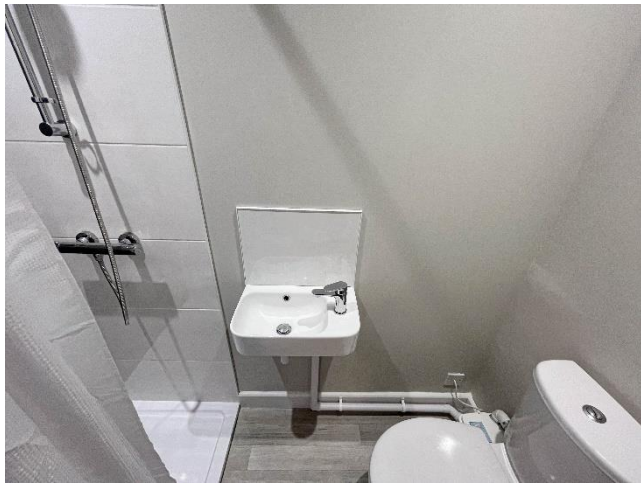
Stairs lead to the first floor where the property boasts four well proportioned bedrooms, a family bathroom and also an en suite shower room to master.

Outside is a large garden perfect for any growing family and to the fore is a multi vehicle driveway.

Nearby amenities include easily accessible transport links, highly regarded schools and also a handful of local shops.

CALL NOW TO VIEW!!!









## Property Specification

FULLY RENOVATED PROPERTY  
SOUGHT AFTER LOCATION  
DECEPTIVELY SPACIOUS  
LARGE LOUNGE DINER  
MODERN KITCHEN

Hall 2.88m (9'5") x 2.87m (9'5")

Lounge/Diner 6.49m (21'4") x 3.61m (11'10")

Kitchen 3.41m (11'2") x 2.88m (9'5")

Utility Area 2.34m (7'8") x 0.93m (3')

WC 1.95m (6'5") x 0.93m (3')

Landing

Bedroom 1 3.61m (11'10") x 3.06m (10')

Bedroom 2 3.56m (11'8") x 2.43m (8')

Bedroom 3 3.50m (11'6") x 2.43m (8')

Bedroom 4 2.94m (9'8") x 2.43m (8')

En-suite Shower Room 2.26m (7'5") x 0.90m (3')

Bathroom 2.90m (9'6") x 1.87m (6'2")

### 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: A  
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		
81-91	B		84 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

## Map Location

