



St. Lukes Road,  
Burntwood, WS7 0DH

**Offers in the Region Of £350,000**



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Welcome to St. Lukes Road, an immaculately presented and considerably extended Three-bedroom family home situated in a highly sought after area of Burntwood.

An internal inspection reveals a welcoming hallway, a spacious kitchen which has plenty of space for all appliances, a beautiful, bright and airy living room which features a bay window as well as a feature fireplace. The ground floor also features a versatile office room, a utility/WC and then completing the ground floor is the third bedroom.

Stairs lead to the first floor where the property boasts a lovely landing, two generous bedrooms and a modern family bathroom. The first floor also features a large storeroom.

Outside, the property benefits from a private rear garden, beautifully maintained with a patio area perfect for outdoor dining and relaxation. The front of the property provides off-street parking for multiple vehicles, adding to the convenience of this delightful home.

This wonderful home also features an enviable corner plot position with outstanding potential for further extension.

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

**CALL NOW TO VIEW!!!**











## Property Specification

Spacious 3-bedroom detached family home  
Modern kitchen with integrated appliances  
Private, well-maintained garden  
Versatile office room  
Generous living and dining areas

### Hall

Living Room 6.51m (21'4") x 3.56m (11'8")

Dining Room 3.20m (10'6") x 2.63m (8'8")

Kitchen 3.80m (12'6") x 2.45m (8')

Office 2.84m (9'4") x 2.23m (7'4")

### Landing

Bedroom 1 4.33m (14'2") x 2.62m (8'7") max

Snug 2.36m (7'9") x 1.82m (6')

Bedroom 2 3.58m (11'9") x 2.31m (7'7") plus 0.42m (1'4") x 0.42m (1'4")

Bedroom 3 3.47m (11'5") x 3.20m (10'6")

### Inner Hallway

### Utility/W.C

### Cupboard

### Store Room

### Bathroom

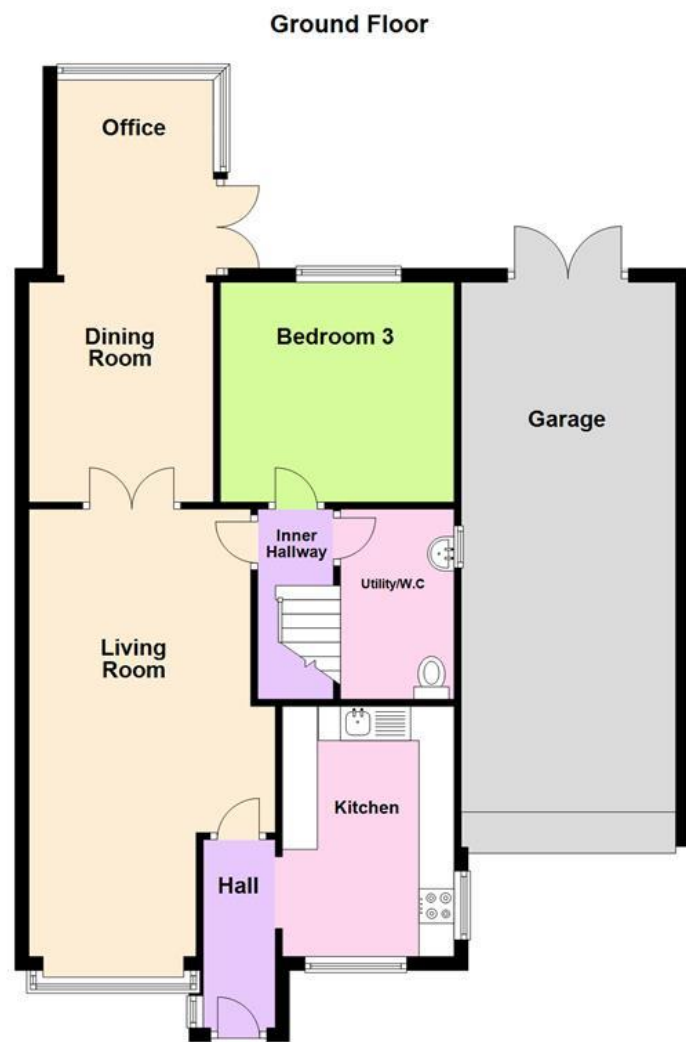
### Agent's Note:

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:

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

## Map Location

