



Boulton Close, Burntwood, WS7 9LD

Offers In the Region Of £450,000



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4  2  3 

Welcome to Boulton Close, Burntwood. Paul Carr Estate Agents are delighted to bring to market this fantastic family home, nestled in one of the most prestigious estates in Burntwood. This four bedroom, detached family home, close to highly regarded schools, is ideal for growing families who are looking to settle down in the area. Upon an internal inspection, Boulton Close has so much to offer. A porchway to the fore leading into a spacious hallway with a downstairs WC. The lounge is light and airy with ample space for entertaining guests. The property has a dining area, kitchen and separate utility room. To the rear of the property there is a conservatory, which is ideal for the summer months, as it looks out onto the the charming rear garden. Upstairs the property has a bright landing space, four good sized bedrooms and a modern family bathroom. The main bedroom features its own modern en suite shower room. Additional features to the property include a garage, multi vehicle driveway, gas central heating, mature garden with a patio and grassed area. Meticulously looked after by its current owner for many years, you can be assured Boulton Close has been maintained to the highest standard and is ready for its new owners to appreciate it just as much as the current owner has. If you think Boulton Close might be the property for you, give us a call today on 01543 686444!!







## Property Specification

HIGHLY SOUGHT AFTER HUNSLET ESTATE  
4 BEDROOMS  
DETACHED FAMILY HOME  
SPACIOUS LOUNGE AND DINING ROOM  
KITCHEN AND UTILITY ROOM

Porch

Hall

WC

Kitchen 4.09m (13'5") x 2.60m (8'6")

Dining Area 2.67m (8'9") x 2.64m (8'8")

Utility Room 2.67m (8'9") x 2.03m (6'8")

Store

Garage

Living Room 6.02m (19'9") x 4.23m (13'11")

Dining Room 3.39m (11'1") x 3.00m (9'10")

Conservatory

Bedroom 3 2.49m (8'2") x 2.23m (7'4") plus 0.56m (1'10") x 0.56m (1'10")

Store





### ***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:

**Identity Verification Fee** - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. The initial checks are carried out on our behalf by Lifetime Legal . A non-refundable administration fee of £40 + VAT (£48 including VAT) applies which covers the cost Of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us issuing a memorandum of sale, directly to Lifetime Legal, and is non-refundable.

### ***Viewer's Note:***

Services connected: Mains Gas, Electric and Sewerage  
Council tax band: E  
Tenure: Freehold  
Other Charges: N/A

# Floor Plan

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



## Energy Efficiency Rating

**New  
Instruction  
Awaiting  
E.P.C.**