



Ashmole Avenue, Burntwood, WS7 9QG

Offers in the Region Of £520,000

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4  2  3 

Welcome to Ashmole Avenue, a beautiful tastefully refined detached family home situated on the ever popular St. Matthews Estate in Burntwood.

An internal inspection reveals a welcoming entrance hall, spacious family living room, beautiful open plan kitchen living space, separate utility space, large conservatory currently used as gym. The ground floor also features a versatile office/snug and guest cloakroom.

Stairs lead to the first floor where the property boasts four fantastic bedrooms with the standout being the stunning master suite with an en suite and dressing area and completing the first floor is the modern family bathroom.

Outside the property sits on an enviable corner plot with charming mature garden space perfect for any growing family and to the fore is a multi vehicle driveway and double garage.

Nearby you will find a variety of local shops, easily accessible transport links and highly regarded local primary and secondary schools.

**DO NOT MISS YOUR CHANCE TO VIEW!!!**





## Property Specification

HIGHLY SOUGHT AFTER LOCATION  
SPACIOUS FAMILY SITTING ROOM  
BEAUTIFUL OPEN PLAN KITCHEN LIVING SPACE  
OFFICE/SNUG  
FOUR GOOD SIZED BEDROOMS

Hallway 16' 5" x 6' 2" (5.01m x 1.89m)

Living Room 15' 2" x 10' 8" (4.63m x 3.25m)

Open Plan Kitchen Living Space 25' 9" x 11' 0"  
(7.84m x 3.35m)

Conservatory 10' 0" x 9' 6" (3.06m x 2.89m)

Snug/Office 9' 11" x 7' 11" (3.01m x 2.41m)

Utility Space

Guest W/C

Landing

Bedroom One 13' 6" x 9' 11" (4.11m x 3.02m)

En Suite

Bedroom Two 13' 7" x 9' 0" (4.13m x 2.75m)

Bedroom Three 9' 3" x 8' 1" (2.82m x 2.47m)

Bedroom Four 9' 3" x 8' 1" (2.82m x 2.47m)

Family Bathroom 8' 2" x 8' 1" (2.49m x 2.47m)

### 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:

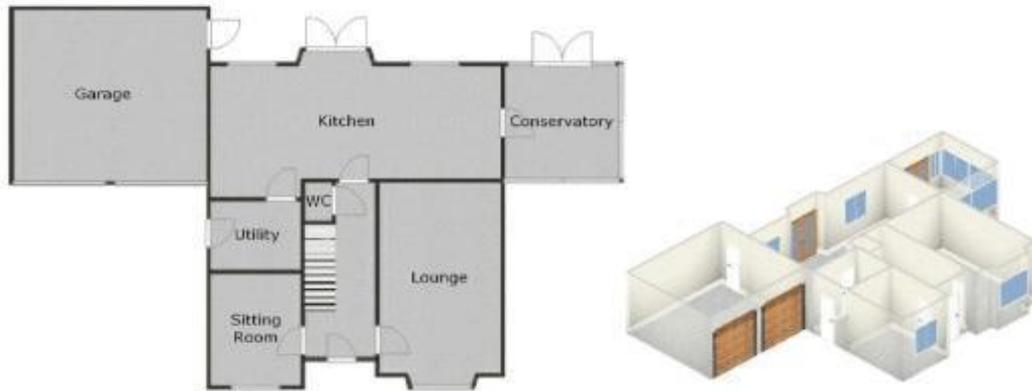
Services connected: Gas, Electric, Water, Drainage  
Council tax band: E  
Tenure: Freehold



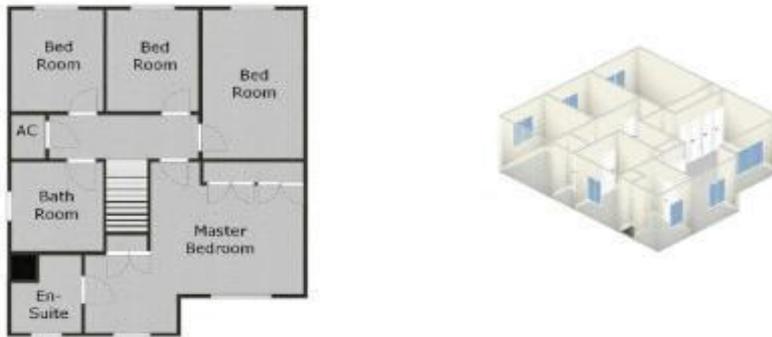
# Floor Plan

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

Ground Floor:



First Floor:



FOR ILLUSTRATIVE PURPOSES ONLY, NOT TO SCALE

## Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## Map Location

