



Clive Road, Burntwood, WS7 2DJ

Offers in the Region Of £240,000

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Welcome to Clive Road... Paul Carr are delighted to bring to market this fantastic three bedroom property, on a highly desirable residential estate in Burntwood.

An internal inspection reveals a welcoming entrance hall, spacious lounge diner, large kitchen with space for appliances and ample storage space and completing the ground floor is the play room.

Stairs lead to the first floor where the property boasts three bedrooms and a modern family bathroom.

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

Close to local shops, highly regarded schools and transport links, this property has everything you need right on its doorstep.

CALL NOW TO VIEW!!!





Property Specification

SOUGHT AFTER LOCATION
QUIET CUL-DE-SAC
SPACIOUS RECEPTION ROOM
DINING SPACE
MODERN KITCHEN & BATHROOM

Hall

Lounge/Diner 7.22m (23'8") x 3.55m (11'8")

Kitchen 4.47m (14'8") x 3.18m (10'5")

Inner Hallway

Play Room 3.92m (12'10") x 2.00m (6'7")

Pantry 2.16m (7'1") x 0.95m (3'1")

Landing

Bedroom 1 3.54m (11'7") x 3.45m (11'4")

Bedroom 2 3.45m (11'4") x 3.39m (11'1")

Bedroom 3 2.34m (7'8") x 2.21m (7'3") plus 1.69m (5'7") x 1.69m (5'7")

Bathroom 2.43m (8') max x 2.24m (7'4")

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: B
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		82 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

Map Location

