



Telford Close,  
Burntwood, WS7 9LQ

**£475,000**



# Burntwood

£475,000



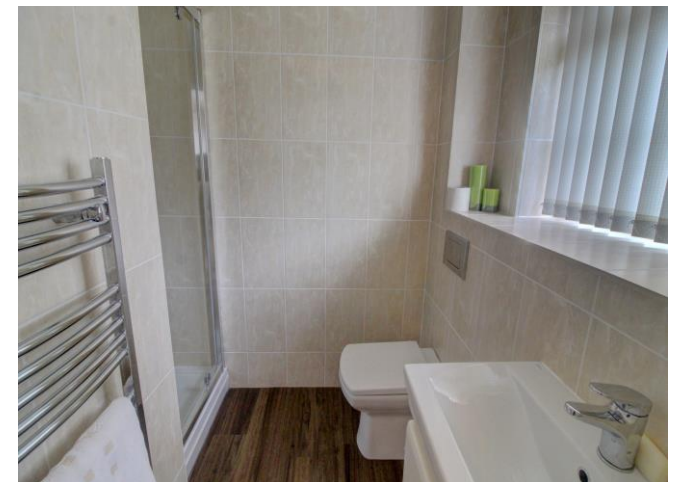
Paul Carr Estate Agents are pleased to offer this superbly presented family detached property on a corner position.

Conveniently located for Schools, shops, transport links and amenities nearby. The lovely home comprises four bedrooms, lounge, dining room, conservatory, fitted breakfast kitchen with utility off and guest WC.

The main bedroom has an en-suite off and separate bathroom. There is a double garage and good sized rear garden.

An ample block paved driveway for several cars.

The property needs to be viewed internally to be fully appreciated.







## Property Specification

CORNER FAMILY DETACHED PROPERTY  
TWO RECEPTION ROOMS  
CONSERVATORY  
FITTED BREAKFAST KITCHEN  
UTILITY SEPARATE GUEST WC

### Hall

Lounge 5.23m (17'2") max x 3.60m (11'10")

Dining Room 2.99m (9'10") x 3.37m (11'1")

Conservatory 3.60m (11'10") x 3.05m (10'1")

Kitchen/Breakfast Room 3.43m (11'3") x 3.24m (10'8")

Utility 2.39m (7'10") x 1.52m (5')

Master Bedroom 4.28m (14'1") x 3.68m (12'1")

### En-suite

Bedroom 2 3.38m (11'1") x 2.62m (8'7")

Bedroom 3 3.28m (10'9") x 2.44m (8')

Bedroom 4 3.28m (10'9") x 2.11m (6'11")

### Bathroom

### Double Garage

### 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: 30th June 2021

### Viewer's Note:

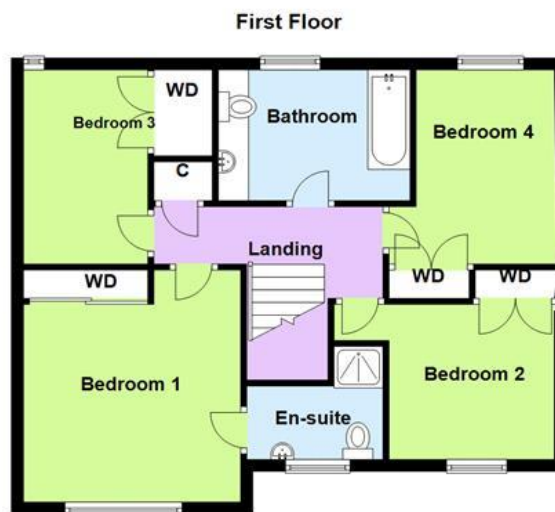
Services connected: Gas, electric, water and mains sewerage.

Council tax band: E

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		77   C
55-68	D	66   D	
39-54	E		
21-38	F		
1-20	G		

## Map Location

